



Oak Hill at Spring Ridge HOA

November 2019

www.oakhillhoa.org

Board of Directors:

James Dreibelbis, President
Bob Long, Vice President
Cheryl Spillerman, Secretary
Donna Beissel, Treasurer
Merl Zodel, At Large

2020 Budget

Enclosed with this newsletter is the approved 2020 Budget. There will be a modest increase on the quarterly fees for 2020. The increase is mostly due the requirement that we must participate in the Spring Ridge Commercial Property Owners Association (please see the attached letter with the budget). We also increased funds for outside parts and labor to address our continuing issue of exterminating stinging insects and termites and removing ground hogs and skunks from our community. You will receive your coupon books in the next couple of weeks. Those that have ACH do not have to make any changes.

Holiday Decorations

Many of our residents will be decorating their homes for the upcoming holidays and we all look forward to more of those additional festive signs of the season.

Large crèches, inflatable figurines and other decorations, etc., are not permitted in the Oak Hill common areas. We permit lights on the shrubs closest to your home; wreaths or sprays on doors and even by the garage lights, as long as house numbers aren't hidden. Please remember that all holiday decorations must be removed by no later than January 15th. Also, please be reminded that decorations are limited to your home and the beds around it. They may not be placed on the common area.

Snow Removal Policy

The Association contracts for snow removal from streets, driveways and sidewalks. The Board of Directors has developed a general policy to be followed during snowstorms. It is important that we have everyone's full cooperation and assistance.

1. Unless icy conditions are present, snow removal service will not be provided unless at least two (2) inches of snow has fallen. Snow removal will commence within 2 hours after the end of the snowstorm.
2. Order of priority of snow removal:
 - a. Streets and Intersections (So emergency vehicles can enter)
 - b. Fire hydrants & Storm Sewer Inlets
 - c. Driveways
 - d. Sidewalks

3. The snow contractor has been directed not to use salt on the sidewalks. So, please do not put salt on the sidewalks as the salt will cause the concrete to deteriorate. You may want to keep ice melt handy at your home to spread in front of your walk.

4. To assist in the snow removal process, please:

- a. Move your car into your garage or out of the way so that your driveway may be cleared. The snow removal contractor will not clear snow closer than 18 inches to a parked car. Driveways will not be cleared if a car is parked on it. There will be no returns if you don't move your car.
- b. Move items out of the way of the sidewalks and driveways.
- c. Do not park along the street.
- d. Do not direct any contractor in their efforts on behalf of the Association. Do not try to bribe the snow removal contractors to clear your car. It only hampers the process. If you have an emergency and must get out, please notify the management office.
- e. Please report any damage to the management office immediately.

5. Please be patient before you call to protest any lack of response to snow removal during snowstorms. The contractor cannot be at all of our units at the same time. Please do not remove the snow stakes.

6. White marks are unavoidable on the driveways from the plows. The Association nor the snow removal contractor will be responsible for those plow marks.

Once again, please do not instruct the snow removal contractor how to perform the snow removal. If you have a problem, please call our Management Office at 610.834.6200.

Dryer Vent Cleaning

REMINDER: The Association now requires that all dryer ducts be cleaned a minimum of once every two years. **The deadline for you to have your dryer ducts cleaned is December 31, 2019.** You will need to mail management a copy of your receipt from a licensed contractor as proof of compliance. If you fail to comply with this requirement, you will be fined on a monthly basis following the deadline until compliance is achieved. There are several companies that offer this service. Please call our management company for contacts.

Siding Discontinued

We have recently been notified that the manufacturer, Certain Teed, of Oak Hill's siding is going to be discontinuing the color "Meadow Blend" by the end of next month, December 31, 2019. If you plan or need to make some siding repairs, we highly recommend you purchase and store some of the siding as soon as possible. The Board will notify you what siding will be the authorized replacement siding as soon as a close match is selected.

Whom to Call?

Please do not call Board members directly regarding community issues. Please put your concerns in writing, email or call Danella Realty & Mgmt. We need a paper trail of requests and please remember that the Board is composed of volunteers and respect their privacy. Requests are presented to all Board members upon receipt for review.

Social Events

The Social Committee for Oak Hill at Spring Ridge is planning several events for 2019. The tentative events and dates are as follows:

Family Christmas Get Together
The Villages of Spring Ride Clubhouse
December 8 – 7:00-9:00 PM

Join us for a Family Christmas time get together, we plan on having a Tree to decorate so bring old ornaments to hang on the tree. We will have Hot Chocolate and Mulled Cider. We have song sheets for caroling so tune up those voices; it should be fun for all and will get everyone in the Spirit of Christmas. We would like you to bring some of your favorite cookies to share. The cost will be \$5.00 per family and is payable at the door. Please RSVP by December 2 to 610 914 0601, so we can prepare.

We will keep you posted as we near each event with more details such as time, location and whether you need to sign up.

Snow Birds?

Are you planning to leave our community during the winter? Please remember to contact Danella Realty & Management with your new contact information.

Secure All Trash & Recyclables

Please be sure that all trash is secure in bags before placing it in your trash containers. Also, place your recyclables in bags so they are not blown away. Your neighbors will find your personal mail or prescriptions on the side of the street or in their lawns. A few minutes of conscientiousness will save us all some aggravation.

Coupon Books

Once again, we are using coupon books. They will be mailed to you in December. Please place your coupon books in a handy place and write down the due dates for the quarterly homeowner fees: Due January 1st...late after January 15th, Due April 1st...late after April 15th. Due July 1st...late after July 15th, Due October 1st...late after October 15th. Please write your account number on all of your checks. You will not receive quarterly statements unless you are late. We encourage those homeowners that tend to forget to pay the quarterly assessments in a timely manner to sign up for automatic withdrawal. Please contact the Management Office for an application.

Mailing Quarterly Assessments

The next Quarterly Homeowners Association fee is due January 1, 2020. A late fee will be assessed on your account if not received by January 15, 2020. Please remember to write your account number on your checks. We offer direct automatic payment from your checking account. Please call the Management Company for an application.

Mail your Quarterly Homeowners Association fee to the following address (*please do not send correspondence to this address*):

Oak Hill at Spring Ridge
P.O. Box 65941
Phoenix, Arizona 85082-5941

STREET LIGHT OUT?

Please call the emergency customer service line at PP&L directly 1-800-342-5775 with the location and pole number.

Missed trash or recycling, please call:
Republic Services 1-800-836-2143

Please mail all correspondence to:

Danella Realty & Management Co. Inc.
P.O. Box 1017
Blue Bell, PA 19422
610-834-6200, 610-834-6204 FAX

You may contact Eileen Kahn with your questions regarding:

- Exterior Alteration Requests, Work Orders
- Resale Information, Forms

ekahn@danellarealty.com

Eileen Kahn, Assistant Manager

You may contact Rebecca Mason with your questions regarding:

- Delinquent Accounts, Challenges to Violations
- Declaration or Bylaws, Board concerns
- Contractor Issues

rmason@danellarealty.com

Rebecca Mason, Community Manager

Have a Happy and Healthy New Year!