



OAK HILL AT SPRING RIDGE  
HOMEOWNERS  
ASSOCIATION

**BOARD OF DIRECTORS**  
James Dreibelbis, President  
Robert Long, Vice President  
Donna Beissel, Treasurer  
Cheryl Spillerman, Secretary  
Merl Zodel, At-Large

**ANNUAL MEETING**

The 2020 Annual Meeting is scheduled for Wednesday, June 17, 2020 at 6:30 PM.

The purpose of this meeting is to elect three members to the Board of Directors. We will review the 2019 Audit. The incumbents, Robert (Bob) Long, Cheryl Spillerman, Merl Zodel have expressed a desire to continue to serve on the Board. If you are interested in throwing in your hat to join the Board, please submit the nomination sheet to Rebecca Mason to arrive by May 29, 2020 and your name will be added to the ballot. A nomination sheet is enclosed with this newsletter. This is an opportunity to get involved in the community. Public meetings are a chance to have your concerns heard by the entire community

A ballot will be mailed to you. It is important that you mail your completed ballot to arrive prior to the election. If a quorum is not achieved, the ballots will have to be mailed out again.

Due to the current Covid-19 restrictions, we are unable to schedule the meeting in person. If the meeting restriction is completely lifted, we will let you know where the meeting will be held.

Meanwhile, we are planning an open teleconference, through Zoom, on June 17, 2020. You will be able to view the Board and Management during the presentation and ask

questions following the Board presentation. If you do not have the ability to visually join the meeting, you will be able to listen to it through your computer or smartphone. Please send questions to Rebecca Mason at Danella Realty & Management prior to the meeting and the Board will address them.

We will send you instructions on how to join this teleconference meeting along with the election ballots and agenda prior to the meeting.

**COVID-19 & OUR COMMUNITY**

This pandemic has certainly changed our lives, if not temporarily, at least for the near future.

Due to the CDC and Pennsylvania guidelines, your Board has been communicating with Management electronically. The Board and Management continue to monitor the community individually. However, some projects have been postponed due to the contractor restrictions and responses and decisions will be delayed. Although email is the best and preferred way to communicate, the number of emails that we are receiving from Oak Hill residents has more than doubled. This may be due to the fact many of us are self-quarantined at home.

Please continue to practice social distancing within our community and wear facemasks when speaking to each other.

The Board and Management appreciate your patience during these challenging times.

**2020 PROJECTS**

The projects planned this year include some additional drainage repairs in the 500 block, painting the entrance sign and replacing some of the directional signs. We will be replacing any sidewalks that are a tripping hazard, with large cracks, or that heaved over the winter. The first round of shrub replacement is completed. We will perform a second round in the fall. Please send your landscaping requests and any sidewalk replacement requests to Eileen or Rebecca at Danella Realty & Mgmt. Management will perform a walk-through inspection of the sidewalks next month. Sidewalks with surface cracks or light spalling will not be replaced if they are not seriously damaged.

**PARKING REGULATIONS**

Per the Rules and Regulations, **please do not park on the streets** for more than brief periods (15 minutes or less) of time to load or unload. **Also, please do not park on the grass.**

Our streets are not wide enough for street parking. Street parking can block emergency vehicles.

The visitor parking is not to be used by residents on weekends unless they have more cars than parking areas (driveway & garage). For example, if a unit owner has a single car garage and three cars, the owner may park one car in the visitor parking. Using your garage for storage does not provide you a parking space in guest parking.

### VSRHOA POOL MEMBERSHIP

The Villages of Spring Ridge Homeowners Association pool will not be open until Pennsylvania lifts its Covid-19 restrictions regarding social distancing. Pool companies are back logged with scheduling pool openings as their hands are tied by the state restrictions. The safety of the pool participants is paramount. You will be notified when the pool is scheduled to be open and pool applications will be made available with new information regarding the pool use.

### SPRING CLEAN UP

Please take time to walk around the exterior of your home and look at the condition of the exterior of your home. A lot of our siding is dirty with mildew and needs to be cleaned. You can hire a licensed/insured contractor or buy a long soft brush and siding cleaner that attaches to a hose to clean.

Please remember that you are responsible for keeping private planting beds weeded and pruned, staining your deck, cleaning dirty patios, painting trim and doors, etc. Please remember decks and patios are not for storage of empty pots, trashcans, bicycles, toys, and extra propane tanks. Take some time and walk around your home and check what maintenance it needs.

### CHILDREN'S TOYS & PLAY THINGS

We understand that residents that have children need to keep their children occupied since schools and day cares are closed. However, please remove all toys and play things at the end of each day and store inside your home or garage. We do not want their precious items damaged by the landscapers during mowing. Also, those items pose as tripping hazards. Our rules and regulations prohibit any items on our common grounds for this reason. Your children and neighbors will appreciate your efforts to put away those items at the end of the day.



The speed limit within our community is 15 miles per hour. We have noticed speeding on our streets. Please slow down and stop at all stop signs!

Please remind delivery drivers and guests to slow down.

### EXTERIOR ALTERATIONS

It is the time of year that many of us plan on doing some gardening, painting, and other exterior improvements to our homes.

All exterior alterations, including but not limited to awnings, adding gardens, replacing doors and windows, roof replacement, enlarging decks and patios, etc. must receive written Board approval prior to commencing the project.

Please remember that you must provide a current certificate of insurance with your request.

### STREET LIGHT OUT?

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

### TRASH & RECYCLING

Were you missed for trash or recycling or need a new recycling bin? Please call Republic Services (610) 926-9132 for a pick up or to arrange a bulk pick up. **Remember: no trash or recycling out before 6:00 PM the night before pick up.**

Again, please secure your trash and recycling in tied bags so it does not blow around in the wind. **Please do not place cans on the lawns.**

### MAILING HOA PAYMENTS

Please allow for plenty of time to pay your homeowner association fees. It is due the 1st of each Quarter (January 1, April 1, July 1 and October 1) and considered late if received after 15th of the month.

Your monthly homeowner assessments must be mailed to:

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

Please write your account number on the check and include the coupon with each payment. *Payments are not to be mailed to the Management Company.*

Please mail all correspondence and forms:

Oak Hill at Spring Ridge HOA  
c/o Danella Realty & Mgmt.  
P.O. Box 1017  
Blue Bell, PA 19422

(610) 834-6200, (610) 834-6204 Fax

Rebecca Mason, Community Manager,  
rmason@danellarealty.com

Eileen Kahn, Assistant Manager,  
ekahn@danellarealty.com

**Please avoid contacting Board members directly.**

### ACCOUNT ACCESS

You are reminded that you are able to access your account information, obtain all forms (exterior alteration form, homeowner information form, leasing form, parking registration, etc.), a copy of the Declaration, Bylaws and Rules & Regulations through the website at:

<https://login.danellarealty.com>.

If you have misplaced your website information, please email Eileen Kahn at ekahn@danellarealty.com.

### PICK IT UP!

We love our dogs, but we keep noticing dog waste on our grounds. Your dogs cannot pick up their own waste. So, please, pick "it" up and dispose of it properly! This includes both within our community and along Meridian Boulevard.