



www.oakhillhoa.org

# Oak Hill at Spring Ridge HOA

DECEMBER 2016  
NEWSLETTER

## 2017 Budget

Enclosed with this newsletter is the approved 2017 Budget. Good News! There will be no increase on the quarterly fees for 2017. Again, we will be at the mercy of Mother Nature regarding snow removal expense. You will note that we are budgeting more for landscape improvements (i.e. shrub removal and replacement, lawn enhancement, etc.). We lowered the contingency budget (amount we put away for unexpected items such as sink hole repairs or emergency repairs). You will receive your coupon books in the next couple of weeks. Those that have ACH do not have to make any updates.

## Parking Reminders

With the winter holidays approaching, we need to remind all residents that the guest parking is for guests only. All residents are provided with a minimum of 2 parking spaces (garage & driveway) and some residents have 4 parking spaces with their double garage. Just because you may use your garage for storage does not mean you may park in the guest parking. We understand it means jockeying your cars but it isn't fair to those that park in their assigned places. Also, please remind your guests that they are not to park along the street or in neighbor's driveways.

## Christmas Tree Pick Up

This year our trash hauler, Allied Waste/Republic Services, has given us two dates in January (Saturdays) to pick up all discarded Christmas trees in Oak Hill. Trees are to be put out at the curb Friday night before the pick-up. It is tentatively scheduled for Saturday, January 7th or 14th, (all ornaments, lights, stands, and plastic bags must be removed), for pick up those days. We will post the date on the Oak Hill website & send an email blast.

If you miss those pick up dates, **please DO NOT leave the trees out another day.** We have made no arrangements to have trees picked up here other than those dates and, per our contract, we might have to pay extra to our hauler to collect trees on another date.

Another alternative is to bring it to the Spring Township recycling center on Reedy Road off of State Hill Road behind Giant. This is available to all Spring Township residents and is open every day during daylight hours.

## 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 of a parked car. **Driveways will not be cleared if a car is parked on it.**
  - 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 call the management office and let them know there is an emergency.
5. Please be patient before you call to protest the lack of response to snow removal during snowstorms. The contractor cannot be at all of our units at the same time. The contractor will return a few hours after completion to remove any drifted snow over sidewalks. Please do not remove the snow stakes. It assists in protecting our turf, concrete and driveways.

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. Your cooperation and patience in this process is highly appreciated.

## Lawn Herbicides, Pesticides & Pets

The Board has been approached by a handful of residents that are concerned about the chemicals that are applied to our lawn may be potentially harmful to their pets. The fertilizer, weed control and pesticides are the same ones that are used by many homeowners associations in the area and applied by a variety of contractors for both residential and commercial applications. We have asked Edwards Landscaping to provide us a "pet friendly" alternative for the chemicals he uses. Any chemical has potential harmful side effects. We hear that with medicines advertised on TV. Edwards found an alternative to what he normally uses for broadleaf killer. The chemical is called Lontrel and does not contain any of the following active ingredients: 2,4-D, MCP, Dicamba, or Dimethyl. The price per application is \$1,822 plus tax. We would normally pay \$1,245 plus tax per application. The Board has not made a final decision on whether or not to use this product. If you have any comments or concerns, please let us know.

Edwards was not able to find a product to use as an alternative for fertilizer or weed killer. We are sure you would not like smelling animal feces as fertilizer or urine as a weed killer on the lawns.

Wiping pets' feet after walks is a good idea for folks concerned about this issue. Edwards was provided the signs we purchased, and should be posting them at least 24 hours before these applications.

We are also planning to post some signs in an area in the 500 block where the lawn will not be treated with any herbicides or pesticides. We will keep you "posted" on the chemical free zone.

## Dryer Vent Cleaning

**REMINDER:** The Association now requires that all dryer ducts are cleaned a minimum of once every two years. **The deadline for you to have your dryer ducts cleaned is December 31, 2017.** 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.

## Snow Birds?

Are you planning on leaving our community during the winter? Please remember to contact Danella Realty & Management with your new contact information. Also, please provide an emergency telephone number of a local person that has a key to your home. Check the website on a regular basis for current community information

## 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 1<sup>st</sup>...late after January 15<sup>th</sup>, Due April 1<sup>st</sup>...late after April 15<sup>th</sup>. Due July 1<sup>st</sup>...late after July 15<sup>th</sup>, Due October 1<sup>st</sup>...late after October 15<sup>th</sup>. 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, 2017** or a late fee will be assessed on your account if not received by **January 15, 2017**. Please remember to write your account number on it. 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.

## NEED ASSISTANCE?

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, Sherry Tepper, your questions regarding:

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

[stepper@danellarealty.com](mailto:stepper@danellarealty.com)

Sherry Tepper, Assistant Manager

You may contact, Rebecca Mason, your questions regarding:

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

[rmason@danellarealty.com](mailto:rmason@danellarealty.com)

Rebecca Mason, Community Manager

*Have a Happy and Healthy  
New Year!*

# Oak Hill - 2017 Trash & Recycling

JANUARY						
S	M	T	W	T	F	S
1	2-TR	3	4	5	6	7
8	9-T	10	11	12	13	14
15	16-TR	17	18	19	20	21
22	23-T	24	25	26	27	28
29	30-TR	31				

  

MARCH						
S	M	T	W	T	F	S
			1	2	3	4
5	6-T	7	8	9	10	11
12	13-TR	14	15	16	17	18
19	20-T	21	22	23	24	25
26	27-TR	28	29	30	31	

  

MAY						
S	M	T	W	T	F	S
	1-T	2	3	4	5	6
7	8-TR	9	10	11	12	13
14	15-T	16	17	18	19	20
21	22-TR	23	24	25	26	27
28	H	30-T	31			

  

JULY						
S	M	T	W	T	F	S
						1
2	3-TR	4	5	6	7	8
9	10-T	11	12	13	14	15
16	17-TR	18	19	20	21	22
23	24-T	25	26	27	28	29
30	31-TR					

  

SEPTEMBER						
S	M	T	W	T	F	S
					1	2
3	H	5-T	6	7	8	9
10	11-TR	12	13	14	15	16
17	18-T	19	20	21	22	23
24	25-TR	26	27	28	29	30

  

NOVEMBER						
S	M	T	W	T	F	S
			1	2	3	4
5	6-TR	7	8	9	10	11
12	13-T	14	15	16	17	18
19	20-TR	21	22	23	24	25
26	27-T	28	29	30		

FEBRUARY						
S	M	T	W	T	F	S
			1	2	3	4
5	6-T	7	8	9	10	11
12	13-TR	14	15	16	17	18
19	20-T	21	22	23	24	25
26	27-TR	28				

  

APRIL						
S	M	T	W	T	F	S
						1
2	3-T	4	5	6	7	8
9	10-TR	11	12	13	14	15
16	17-T	18	19	20	21	22
23	24-TR	25	26	27	28	29
30						

  

JUNE						
S	M	T	W	T	F	S
				1	2	3
4	5-TR	6	7	8	9	10
11	12-T	13	14	15	16	17
18	19-TR	20	21	22	23	24
25	26-T	27	28	29	30	

  

AUGUST						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7-T	8	9	10	11	12
13	14-TR	15	16	17	18	19
20	21-T	22	23	24	25	26
27	28-TR	29	30	31		

  

OCTOBER						
S	M	T	W	T	F	S
1	2-T	3	4	5	6	7
8	9-TR	10	11	12	13	14
15	16-T	17	18	19	20	21
22	23-TR	24	25	26	27	28
29	30-T	31				

  

DECEMBER						
S	M	T	W	T	F	S
					1	2
3	4-TR	5	6	7	8	9
10	11-T	12	13	14	15	16
17	18-TR	19	20	21	22	23
24	H	26-T	27	28	29	30

**Normal at-the-curb trash pickup day is Monday unless a holiday falls on a Monday, then pickup day is Tuesday.**

Limit is 3 - 32 gal. cans or bags and one bulk item per week. Recycling is bi-weekly. See calendar above.

Trash may be placed out at the curb after 6:00 PM the night before pick up if trash is placed in rigid cover containers.

Trash must be secure in heavy duty trash bags and then placed in rigid covered containers.

No trash shall be left in heavy duty trash bags (not white kitchen bags) at the curb before 6:00 AM of the pick up day.

Please secure your recyclables. They tend to fly away in the wind if not secured.

Problems or questions? Please, call Republic Services customer Service Dept. at 1-800-836-2143

KEY: T = Trash Pickup Only TR = Trash plus Recycling Pickup H = Holiday, CT - Christmas Tree Pick Up

## Oak Hill at Spring Ridge Homeowners Association 2017 Budget

GL # Income	2016 Budget	2017 Budget
5010 Maint. Fees/Assessments	233,113	233,113
5020 Late Fees	0	0
5040 Legal Fee Income	0	0
5090 Misc. Income/Fines	0	0
5110 Special Assessment	0	0
5310 Interest Income	0	0
<b>Total Income</b>	<b>233,113</b>	<b>233,113</b>

Expenses		
GL # Maintenance & Grounds	2016 Budget	2017 Budget
6440 Landscape Maintenance	84,740	84,740
6445 Grounds Improvements	7,000	10,000
6475 Snow Removal	35,000	35,000
6450 Outside Labor & Parts	750	750
6490 Trash Removal	25,127	25,127
<b>Total Maint. &amp; Grounds</b>	<b>152,617</b>	<b>155,617</b>

GL # Utilities	2016 Budget	2017 Budget
7210 Electric	4,000	3,997
7225 Hydrants & Water	2,000	2,000
<b>Total Utilites</b>	<b>6,000</b>	<b>5,997</b>

GL # General & Administrative	2016 Budget	2017 Budget
7060 Property/Liability Ins.	4,000	4,000
1510 Liability Ins VSRHOA Pool	500	100
7085 Office Expense	2,400	2,300
7120 Contingency	9,000	6,000
<b>Total Gen &amp; Admin.</b>	<b>15,900</b>	<b>12,400</b>

Professional Fees		
GL #	2016 Budget	2017 Budget
8070 Management Fees	26,196	26,724
8065 Professional - Audit	1,800	1,850
8050 Professional - Legal	500	500
8040 Legal Collections	0	0
<b>Total Adminstrative</b>	<b>28,496</b>	<b>29,074</b>

GL # Reserves	2016 Budget	2017 Budget
8820 Income Taxes	100	25
9500 Reserve (Capital) Expense	30,000	30,000
<b>Total Taxes &amp; Reserves</b>	<b>30,100</b>	<b>30,025</b>

<b>Total Expenses</b>	<b>233,113</b>	<b>233,113</b>
<b>Net Income/Loss</b>		

Home Model	2016 Qtrly HOA Fee	2017 Qtrly HOA FEE
Essex, Freeport, Hamilton	516.35	516.35
Julian, Dublin, Kingston	461.56	461.56
Ashford, Brussels, Clermont I/II	424.85	424.85