



Oak Hill at Spring Ridge HOA

March 2023

www.oakhillhoa.org

BOARD OF DIRECTORS

Robert "Bob" Long, President
Bill Widing, Vice President
Donna Beissel, Treasurer
Debbie Dallago, Secretary
Alice Einolf, Director



The 2023 Annual Meeting is scheduled for Tuesday, May 9, 2023 at 6:00 PM at the Villages of Spring Ridge HOA Clubhouse located at 1 Village Dr, Wyomissing.

The purpose of this meeting is to elect two members to the Board of Directors and discuss any other Board business.

If you are interested in running for the open position on the Board, please complete the attached candidate form and return to the management office by April 15, 2023. Also please find a list of Board member responsibilities.

Please send questions to Diane Gothard at Danella Realty & Management prior to the meeting and the Board will address them. Attached is a form you can complete.

NEW BOARD MEMBER

The Board would like to thank Kate Perkins for her service on the Board and for filling the position as Board Secretary.

Alice Einolf will fill Kate's term through May, when the seat is up for election.



2023 Dryer Vent

Cleaning Reminder

REMINDER: The Association 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, 2023.** You will need to send 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. Many of your neighbors have used the following:

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|------------------|--------------|
| Essig | 610-373-3229 |
| Duct Doctor | 484-467-9534 |
| Dryer Vent Squad | 484-286-3409 |

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.

Please remember that each owner is responsible for staining the 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.

Please take some time, walk around your home and check what maintenance it needs prior to the annual spring inspection by the HOA.

2023 LANDSCAPING

Strauser Nature's Helper will begin the spring clean-up and mulching in Mar - April along with the first spring pruning and turf applications. Below is a rough schedule of work for the first quarter of the season. If you have any landscape concerns please contact Eileen or Diane at the management office.

March/April:

Spring cleanup & Mulching

Early spring shrub pruning by hand

Fertilizer & Crabgrass control to turf

Plant spring flowers at entrance

Weekly grass cutting

May/June:

Weeding

Late spring shrub pruning

Fertilizer & Crabgrass control to turf

Plant summer flowers at entrance

Weekly grass cutting



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!

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.

A list of the Approved colors and materials can be found on the "Exterior Specifications List". Contractor Information as well as Proof of Liability Insurance must be included with your request. Both forms and specifications can be found and downloaded at our website oakhillhoa.org in the "Documents" section at the top of the page.



SPEEDING

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.

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.**

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.

GREEN SIDING & BLACK PATIOS

Take a walk around your home. Several of our homes have dirty siding and some of them are green with mold. Many of the concrete patios are black with mold and dirt.

Kindly have all dirty siding and patios cleaned by June 1, 2023. The appearance of dirty siding and patios decreases the value of our community, not to mention that it creates an eyesore.

You can clean the siding yourself with a sprayer hose, siding cleaner that can be purchased a home store, and a soft, long-handled brush. You can purchase similar cleaner for your concrete patios. Otherwise, you can hire your own licensed and insured contractor to perform the cleaning. If you do not have a siding cleaning contractor, you may consider hiring one of the following that some of your neighbors have recently used.

| | |
|----------------------|--------------|
| John's Pressure Wash | 484-818-1839 |
| Sparkle Wash | 610-856-1002 |
| Elite Power Washing | 484-515-5125 |

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**

Diane Gothard, Community Manager,
dgothard@danellarealty.com

Eileen Kahn, Assistant Manager,
ekahn@danellarealty.com

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, etc.), financial reports, 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.