



# Oak Hill at Spring Ridge HOA

January 2021

[www.oakhillhoa.org](http://www.oakhillhoa.org)

## Board of Directors:

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

## 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. Repairs will not be made unless damage is promptly reported.

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.**

## 2021 Dryer Vent Cleaning Reminder

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, 2021.** 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.

## Community Directory

It has been several years since we published a community directory. We will attempt to create one this year. It is important for the Management Office to have all of your current contact information, so kindly complete the enclosed information sheet even if you do not want to be included in the directory. If you do not want to be listed in the directory, please mark the box on the sheeting indicating that choice. The directory will include owner/resident names, main telephone number and email address. Please return the information sheet to arrive by February 19, 2021. You may email or fax the information, too. Landlords – we need your tenant information, too!

## 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. Also, you are reminded that trash and recycling receptacles must be stored in the garage other than the collection day or after 6:00 PM the day before collection.

## 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.

## Dirty Siding

We have noticed a lot of dirt and mold on some of our homes in Oak Hill. Kindly clean or arrange to clean any dirty siding by June 1, 2021 after which a follow up inspection shall occur.

## Reporting Violations

If you see any violations occurring in our community, please put your concerns in writing and contact our management company. We have a rule violation notice form that you may use. Only after that form is received will the Board consider action. Anonymous letters will be thrown away.

## Artificial Flowers and Other Plants

Please be aware that artificial flowers and plants are not permitted anywhere on the exterior of homes or common areas. Please remove all artificial flowers and plants.

## Garage Doors

Although this is more of an issue during the summer, we continue to note that several residents leave the garage doors open all day. You are reminded that garage doors are to be closed when the garage is not in active use.

## Coupon Books

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, 2021. A late fee will be assessed on your account if not received by January 15, 2021. 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, Pool Tags

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

Rebecca Mason, Community Manager