



Oak Hill at Spring Ridge HOA
December 2022
www.oakhillhoa.org

Board of Directors:
Bob Long, President
Bill Widing, Vice President
Donna Beissel, Treasurer
Kate Perkins, Secretary
Debbie Dallago, At Large

2023 Budget

The Board approved the 2023 Budget. There will be an increase in your quarterly fees of approximately 5% (depending on style of home) per home per quarter.

The 2023 budget letter and budget was sent to all owners via US Mail.

HOA Dues, Payment Options

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: January 1st, April 1st, July 1st, October 1st. Any payments post marked after the 15th of the due month will be subject to late fees. Please write your account number on all of your checks. You will not receive quarterly statements.

Mail your quarterly HOA payment to the following address:

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

Automatic Withdrawal

We encourage homeowners to sign up for automatic withdrawal. Your HOA dues will be withdrawn by ACH withdrawal quarterly on the 7th of the month that the HOA fee is due. (ex, Jan 7 for Jan 1st dues) Please contact Danella for an application. If you are currently paying automatically by ACH through Danella you do not need to make a change.

If you have set up an automatic payment through your own financial institution, you will need to contact them about your new quarterly fee.

Online Payment

You can also setup an online account using the following instructions. Be sure to have your account number from your HOA coupon book and your bank information when you sign up.

Go to this website:

<https://www.cit.com/commercial/solutions/community-association-banking>

Follow these instruction when you go to the online payment website:

Click on the green button that says "Make a Payment". It will take you to a web page titled "C-Property Pay".

Again you will need your Oak Hill HOA account number.

Management ID -8015

Association ID: 000049

Property/Account #: (this is your Oak hill Acct # from the coupon book)

Complete your name, email address, street address, and telephone number.

If you are paying through a checking account you will need to enter the routing number and checking account number.

If you are paying by credit card you will need to enter the card number, expiration date, and CSV code (the security code, 3 or 4 digits).

You can make a one-time payment or set up reoccurring quarterly payments.

Landscape Updates

Please don't ask our landscaping crew to perform extra work around your property. Call Danella and put your request in through proper channels. And above all, please don't argue or otherwise complain to the crew about the work they are doing or not doing. Again, contact Danella and report any problems or concerns right away.

The Board would like to thank the community for their patience and understanding as we worked through the growing pains of our new landscaping company, Strauser Nature's Helper. The board listened to your concerns, complaints, and also the compliments. We decided Strauser will continue to service the community for 2023. We are confident the first year kinks have been worked out and they will continue to meet our needs. The Board will continue to evaluate the services they provide and address any issues as they arise.

As most of you have probably noticed there are numerous areas where the grass hasn't bounced back from the drought we had over the summer. The board requested Strauser to provide suggestions to address this. Strauser recommended we spot treat the affected areas with aeration and overseeding. As this has not been done for quite a while, they advised us to consider doing the entire community as it will not only promote regrowth of the affected areas but will also strengthen the grass overall. The board decided this would be the best option for the entire community.

The Board has also added an extensive tree trimming program. This is another area that has not been addressed community-wide in quite a long time. Instead trimming spot locations as needed we have put a plan in place to continually maintain the trees. It has already begun this year and will continue each year moving forward.

The lawn aeration and tree trimming program will keep our community looking great, and as an added bonus, will add value to everyone's property.

Snow Removal

Winter will be here before we know it. Strauser has purchased brand new equipment specifically dedicated for our community. A skid of salt and a snow plow are being stored in visitor parking area of the 300 block. Storing the equipment in our community will save us time and money for snow clearing. This will also result in faster service to the community. We looked at other areas in the community, and just outside, this was the least used parking area and the most fiscally responsible. We will continue to evaluate other locations and may decide to rotate the location of the equipment at a later time.

We are also happy to let everyone know that in the event of a heavy storm Strauser will be housing their employees at the Fairfield Inn to be sure they are available throughout the snow event. They will not be charging extra to do this.

Speaking of snow, some reminders for the upcoming winter:

Snow removal does not begin until at least two inches of snow are on the ground.

Please do not direct the snow contractor. Kindly contact Danella if you experience any damage or if you think your driveway or sidewalk was missed.

Please park your car in your garage when possible. The snow removal contractor will not clear your driveway if a car is parked on it. The snow crew will not return to clear your driveway if there was a car in the way when they came through.

White marks left on the driveway from the plows are unavoidable. Neither the HOA nor Strauser will be responsible for these plow marks.

Kindly avoid using rock salt on your sidewalks which can damage the concrete. If you feel you need added traction we ask that you use a concrete safe alternative.

You are reminded not to park on the street at any time. This gets in the way of snow plows and emergency vehicles.

Winter Safety Suggestion

This time of year it is getting dark much earlier. Please remember that if you are on a bike or walking in the dark, the driver of a car probably can't see you. Please consider wearing reflective clothing and/or carrying a flashlight during your evening walks.

Before the real cold starts...

Don't forget these tips:

- Clean and store patio furniture.
- Check gutters and downspouts. If you can't climb a ladder, please hire a professional.
- Bring in plants you want to house for the winter.
- Check caulking around windows and doors.
- Drain and store garden hoses.
- Have a professional inspect your chimney and flue.

Snow Birds?

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

Trash & Recycling Update

As you are aware, our trash and recycling company raised their rates substantially for 2023. We bid the service out and Diamond Disposal will be our new trash and recycling company for the next three years 2023 – 2025. Diamond will be providing a trash and recycling schedule along with their guidelines and new recycling bins by the end of this year.

Tennis/Pickleball Court Update

This year the tennis court got a much needed face lift and we added pickleball courts. It looks like pickleball is a hit! (Was that a pun?) We are really happy to see so many resident's enjoying the courts. Work at the tennis court will continue with further plantings coming. Unfortunately we may have missed our window to get them in before winter hits. The new plantings may have to wait until spring.

Our Annual Reminders

Holiday decorations are limited to your home and the beds around it. Large crèches, inflatable figurines and other decorations, etc., are not permitted. Acceptable decorations include 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. **All holiday decorations must be removed by no later than January 7th.**

Please don't feed the feral cats. The board continues to have issues with members of our community feeding cats. As a reminder it is against the Rules and Regulations to do so. This feeding not only attracts more cats, but also attracts skunks and other unwanted animals. We continue to spend HOA funds on trapping of skunks coming into our neighborhood as a result of feeding cats.

Dog poop! A big thank you to the residents that clean up after their dogs. No one wants to step in that. Unfortunately not everyone is cleaning up after their dogs. Please help us keep the community looking, *and smelling*, good.

Please refer to your Rules and Regulations for complete details on all of these items and more.

Whom to Call?

All questions, concerns, compliments, and complaints must be directed to Danella. Do not call Board members directly regarding community issues. Remember that the Board is composed of volunteers, please respect their privacy. Requests are presented to all Board members upon receipt for review.

You may contact Assistant Community manager Eileen Kahn with your questions regarding:

- Exterior Alteration Requests, Work Orders
- Resale Information, Forms
- Tennis Court Key, VSRHOA Swim Application
- General Questions
- Street Light Outage
- ekahn@danellarealty.com

You may contact Community Manager Diane Gothard with your questions regarding:

- Delinquent Accounts, Challenges to Violations
- Declaration or Bylaws, Board concerns
- Contractor Issues
- dgothard@danellarealty.com

Send all mail correspondence to:

Danella Realty & Management Co. Inc.
P.O. Box 1017
Blue Bell, PA 19422

Danella contact numbers:

Office 610-834-6200
Fax 610-834-6204

Have you checked out our newly updated web site?

www.oakhillhoa.org

If you haven't visited yet, please do! You can find all your HOA information there.

Need an architectural request form for a new deck? You can download the request form along with the architectural specifications.

Want to reserve the pickleball court? You can do that on our new website. Check it out!

Due to increased website security, if you have not logged in for a while, you may need to reset your password. You can easily reset your password and find out your user name by following the "Reset Your Password" link on the log-in page.

*Have a
Wonderful Holiday Season
and a
Happy and Healthy New Year.*