

Oak Hill at Spring Ridge Board Newsletter Spring 2025

Dear Oak Hill Neighbors,

Greetings from your Oak Hill Board!

The Board's year will come to a close in May, and we would like to update everyone on what the board has been working on the past six months, our current projects, and our goals moving forward into the 2025-2026 year.

The Board continues to fulfill its duties and continues its work in the following areas:

1. Maintaining property values.
2. Responsible fiscal management.
3. Providing quality community amenities and services.
4. Promoting a sense of community.

Looking forward from November 2024, here is what the board has been working on:

Maintaining Property Values:

1. Sinkholes continue to be a concern throughout the community as they have been for over 20 years. Sinkholes can negatively affect resale and lower property values. It has also been costly, as the HOA continues to make repairs in the common areas. During 2024, the HOA spent approximately \$18,000 on sinkhole issues

As you know, Entech Engineering was previously retained to help the board find the cause of this issue. The topography was evaluated throughout the community and Entech provided plans to correct the issues that were identified. Water drainage is a key contributor to the sinkhole issue, and remediating the drainage problems will be a key part of a plan going forward.

The board continues its work with an independent engineer and Schlouch to formalize a plan to mitigate the issues. Information about the plan, when finalized, will be sent to unit owners.

2. Each spring, our Danella manager, Diane Gothard, and board members walk the neighborhood to make sure properties are in good repair, that homeowners comply with the by-laws, and that the common areas are well-maintained. The 2025 walk-through is scheduled for April. Owners will be notified of any repairs needed.

Financial Management

The board continues its diligence in managing expenses to minimize the HOA fees.

1. The board has used a bidding process for vendor contracts to ensure that costs remain low.
2. The board continues to monitor the community's investments in CDs to make sure our returns are as high as possible. Please note that the board must invest in compliance with HOA Management regulations as stated in PA code.
3. The reserves (used for repairs and maintenance in common areas) are carefully monitored to ensure that there are ample funds for the common area's upkeep.

4. The 2025 budget was carefully reviewed making sure that Oak Hill remains fiscally responsible. HOA fees were adjusted accordingly.
5. The board reviewed its insurance policies to make sure that the HOA is up to date and that the policies fully cover all aspects required. (Note: Community Sinkhole insurance remains unavailable. The board strongly recommends that homeowners add sinkhole and loss assessment insurance to their current homeowner's policy)

Community Amenities and Services:

1. The Lawn Care and Snow Removal vendor contract was put out to bid in the fall and the contract was awarded to Edwards. Their quote was comprehensive and was lower for 2025 than the previous contract. We have received very positive comments from some neighbors about both the snow removal, leaf removal, and preparation for mulch.
2. Exterior alteration requests are processed as quickly as possible. Board members continue to meet individually with homeowners to discuss requested alterations and to work through any concerns. The **Revised** Exterior Specification list and the Alteration Request Form are both listed on the HOA Website under Documents.
3. The board currently tries to meet twice a month to make sure any issues that arise are addressed as quickly as possible.
4. Parking has been an ongoing problem since the start of our community. Many homeowners have expressed frustration over the years. The Board has worked on this issue during the past year. We sent surveys and we processed your responses. New parking rules were approved last fall. Those rules were sent to unit owners with the information that implementation would start in January 2025.

Residents are reminded that the primary parking spots are the garage and driveway. Violators will receive notices if the parking regulations are not followed.

5. The board passed the leasing amendment last May. Final touches are being put on the rules and regulations regarding this amendment. When finalized, this information will be sent to homeowners.
6. The board continues to work with Danella to address issues that may arise with rule enforcement, the by-laws, or the declaration.
7. The Pet Policy was updated, and the information was sent to homeowners.
8. The website has seen several updates which can help with good communication:
 - Online voting has been activated. All unit owners received information in the mail about registering to vote through the website. If you have not done so already and are interested, send your information to Danella. This option will make it easy for owners to vote online.
 - Residents are reminded to register vehicles online OR update vehicle information when you get a new car.
 - Residents are reminded to reserve tennis/pickleball courts before playing.
 - We encourage residents to check the website intermittently: www.oakhillhoa.org

Providing a Sense of Community:

1. Pickleball continues to be a huge hit in the community with many using the courts.
 - New nets were recently purchased. Information on using them is posted on the fence at the court. Please make sure to follow the instructions so that we can lengthen the life of the nets.
2. Last summer's community picnic was a big success, we are looking forward to another.
3. The First Annual Community-wide yard sale and potluck took place last April followed by a fall yard sale.
 - The 2025 spring yard sale is scheduled for May 31st.
4. On March 26th, Bob Long, who is a Lieutenant with the Spring Township Police Department, will give a presentation on Identifying Fraud and Scams from 6-8 PM at the Clubhouse.

Overall, the Board's actions detailed in this message demonstrate the HOA's ongoing commitment to fulfilling its duties and furthering its goals, which will continue to include maintaining our property values, sustaining sound fiscal management, providing great amenities and services, and promoting a real sense of community.

We look forward to working closely with everyone in the upcoming year!

With Warm Regards,

Bob Long, President

Bill Widing, Vice President

Donna Beissel, Treasurer

Debbie Dallago, Secretary

Alice Einolf, Director