



# *Oak Hill at Spring Ridge HOA*

*November 2021*

*www.oakhillhoa.org*

## Board of Directors:

Bob Long, President

Donna Beissel, Treasurer

Cheryl Spillerman, At Large

Merl Zodel, At Large

Sally Cusimano, At Large

## **2022 Budget**

Enclosed with this newsletter is the approved 2022 Budget. Although there will be a modest increase in the budgeted expenses for 2022, we are not increasing the quarterly fees. We were able to use excess funds from prior years to offset our need for additional homeowner fees. Last year, we ended the year under budget by \$11,584. We are using \$8,315 of those surplus funds to apply to next years' budget. Please remember you can access our financial reports via the Danella website. Please contact Eileen Kahn for a password. [ekahn@danellarealty.com](mailto:ekahn@danellarealty.com).

You will receive your coupon books in the next couple of weeks. Those that have automatic withdrawal (ACH) do not have to make any changes.

## **A Few Reminders from Your HOA President**

### **Can We Talk About Parking?**

As we all know, there is a limited number of visitor parking spots in our community. Your neighbors and the Board encourage and request all of our residents use their garage and driveway first. If these spots are filled, you can park in the visitor parking spots. We realize there can be extenuating circumstances and your Board, upon any complaints, will take this into consideration. Also, please avoid parking in the streets with the exception of a quick stop for loading and unloading.

These issues and more are addressed in the updated Rules and Regulations. We'll talk more about that later. Your Board has had many discussions about parking and other issues, that may need to be enforced from time to time. If we can all work together, to ensure there is enough parking for our residents and visitors, we can avoid problems and potential fines. Remember; use your garage and driveway first.

### **Did you know we have a Facebook page?**

That's right, **Oak Hill @ Spring Ridge**. It's a private group for members of the community. It is run by members of our community. We are hopeful this can be another platform for our residents to find out about events and other goings on in our community. Find our page and request to join. Once we verify you live in our community you will be in! (Note: type website address exactly as written with the spaces between the words and @.)

## **Tennis Court Update**

The Board has approved the resurfacing of our tennis court. Along with the new surface, we will have lines painted to include two pickle ball courts. Our court will allow for one tennis game or two pickle ball games. Replacement of some of the landscape surrounding the court will also be completed. This project will not be started until the spring. There will be more exciting news regarding the court once the renovation nears completion.

## **Community Directory**

Our community directory has been updated. The newest version is available on our website, [oakhillhoa.org](http://oakhillhoa.org), in the member's section. If you cannot access the website and would like a printed copy, please contact Danella to have one mailed to you.

## **Dryer Vent Cleaning Reminder**

An email blast was sent out this month but I thought we would add another reminder. There are still some outstanding dryer vent cleanings that need to be completed by the end of this year. The Association requires that all dryer ducts be cleaned at a minimum of once every two years. You need to provide proof that it was done by a licensed professional. You can mail or email your receipts to our management company; Danella Realty and Management Company. Failure to have your dryer duct cleaned will result in fines being issued every month following the deadline of Dec. 31, 2021.

## **A Note on Recycling Pick-Up**

As I am sure most of you are aware, our recycling containers have not been picked up on their normal days. Lately they are a day behind. We have addressed this with Republic Services. Unfortunately, they are experiencing a shortage in employees. They just don't have enough workers to get to all of their customers in one day. They are trying their best and request we continue to be patient with them. They will get here. It just may not be at our normally scheduled time. With this in mind, PLEASE secure your recycling so it does not blow around.



## **Cats, Cats, and More Cats**

Over 2 years ago, the HOA Board was presented with some complaints and concerns about the feral cats living in our community. We addressed these concerns at a public meeting and the vast majority of the residents present for the meeting wanted to deal with the cats in a humane way and get control of the problem without drastic measures. The Board agreed. Members of the Board and other residents began our own Trap Neuter and Release Program based on the majority of the information we received. As this was our first attempt, it wasn't as successful as we had hoped. Cats don't want to be caught in a cage. Who knew?! We continued because we realized this was a problem that needed to be addressed. With the help and advice from No Nonsense Neutering, we continued and trapped a few more cats. In total, we caught 4 cats in those first attempts. We were able to find homes for those 4 cats. This was not easy.

You can't just take cats out to the country and let them go. As these cats were being fed by residents, they would most likely not make it on their own. Thanks to Covid, the barns and farms that sometimes take the cats could not, because they had taken in so many. A resident reached out to Berks Community Cats, an organization dedicated to helping communities with growing cat colonies. We had meetings and discussions on how to best address the cats. We learned what we can and can't do as a Board to ensure all our residents' concerns were addressed. With the assistance from Berks Community Cats, our total cats caught and fixed jumped up to 12. Our goal was to get all of the cats fixed. Unfortunately, we didn't get them all done. Our last attempts resulted in the cats staying far away from our traps. It was discovered that the cats were being fed in another neighboring community, so the cats chose to eat at the spot where they knew they wouldn't get caught. Yes, cats are pretty smart.

So here we are. All total the Board has spent \$122.00. We were able to secure grants to cover almost all of the costs. During this long and trying process, those of us involved in the trapping were being guided by professionals who do this all around Berks and surrounding counties. With that in mind, the guidance and recommendations were specific to how to feed the cats and result in the best possible outcome of trapping all the cats. Unfortunately, these recommendations were not always adhered to by some and it became obvious this was not going to change. So after over 2 years of Board members and volunteers from the community and beyond giving many early mornings, late nights, and countless hours trying to help our community, we ended the TNR program from the Board's perspective.

I feel our attempt was a success even if we did not get all of the cats. Our best guess is we were able to trap and spay/neuter all but one cat. We made a large dent in the cat population and its potential for growth. As far as we can tell, there are only 5 cats living in the community at this time.

No one on this Board wants to see the cats suffer, but we also do not want the population to grow again due to access of a food source.

I would like to thank everyone who helped and, also, thank, our residents for their patience while the Board and our volunteers worked through this.

## **Committees**

The Board would like to bring back "Committees" to our Oak Hill community. Your participation and wonderful ideas are necessary to build a strong and welcoming community. Please consider joining us by choosing a committee that you feel is in your area of expertise or an area in which you can learn something new! Possible committees will be Landscaping, Welcome to the Neighborhood, Social Activities and Exterior Alterations. We are also open to your suggestions for committees. The Board is looking forward to your participation! Pick one!!! If you are interested in joining a committee, please contact Danella.

## **A Safety Suggestion**

With the time change to Daylight Savings, it is getting dark much earlier. Please remember that if you are on a bike or walking, you can probably see an oncoming car's lights much easier than the driver of the car can see you. Please consider wearing reflective clothing and/or carrying a flashlight during your evening walks. A light on your bike is also an important safety feature for your night ride.

## **Scoop the Poop**

If your dog poops in the community and no one is around to see it, did it happen? You bet it did! Please clean up after your pets. No one wants to step in what is left behind. It is your Doo-ty... Pick it up!

## **Updated Community Architectural Standards**

Enclosed with this newsletter is our current list of architectural standards for the exteriors of your homes. For example, paint colors, door styles, roof shingles, etc. Whenever, you plan an exterior alteration confirm that you have the correct standards noted on your Exterior Alteration Request Form.



## And About Those Updated Rules and Regulations

Your Board has worked many hours and has had A LOT of discussions on the updating of our R&Rs. It is still a work in progress but they should be out to everyone by the end of the year. Many of our regulations have not been updated since the community was started in 2003. We think we have come up with some clarifications and some very fair solutions while respecting all of our residents. We hope you agree. Our updated R&R will be coming out soon.

## Did You Know You Can Pay Your HOA Dues Online?

With the mail system being as it is and delays everywhere, why not set up an online account to pay your dues? See the instructions below on how to do so.

First, obtain your account number from your HOA coupon book and have your bank account information with you.

Log on to:

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

Tap the green button that says "Make a Payment". It will go to a web page titled "C-Property Pay".

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

Again, you will need your Oak Hill HOA account number.

Management ID – 8015

Association ID – 000049

Property/Account Number (that is your Oak Hill Acct. #)

Fill out your name, email address, street address and telephone number.

If you are paying through a checking account, have your bank routing number and checking account number.

If you are paying by credit card, have that card handy to provide the card number, expiration date & CSC (security code...three or four digits).

If this is too challenging, you may also sign up for automatic payment (ACH) through Danella that will withdrawal your HOA payment quarterly on the 7<sup>th</sup> of the month that the HOA fee is due.

## Snow Birds?

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

## 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.

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.



## Holiday Decorations

Many of our residents will be decorating their homes for the upcoming holidays and we all look forward to more of those additional festive signs of the season.

Large crèches, inflatable figurines and other decorations, etc., are not permitted in the Oak Hill common areas. We permit 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. Please remember that all holiday decorations must be removed by no later than January 15<sup>th</sup>. Also, please be reminded that decorations are limited to your home and the beds around it. They may not be placed on the common area.

## 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.

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
- Tennis Court Key, VSRHOA Swim Application
- General Questions

[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

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

## 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, 2022. A late fee will be assessed on your account if not received by January 15, 2022. 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**

## Christmas Tree Pick Up

As of date, Republic Services has not scheduled the Christmas tree pick up. Management will send an email blast as soon as it is scheduled. If you don't have email, please call Management the first week of January for the schedule or ask your neighbor. Trees may be put out at the curb Friday night before the scheduled pickup, (all ornaments, lights, stands, and tinsel must be removed). Please do not place your old trees outside your unit until the night before the pick-up. Another alternative is to bring it to the Spring Township recycling center on Yerger Boulevard just off State Hill Road behind Giant.

## BEFORE THE REAL COLD STARTS...DON'T FORGET THESE TIPS:

- Clean and store patio furniture.
- Check gutters and downspouts. If you can't climb ladders anymore, please hire a professional.
- Trim bushes and shrubs. Plant bulbs.
- 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 chimneys and flues.