

SUMMER LEA COMMUNITY ASSOCIATION

NEWSLETTER – FALL 2017

ANNUAL MEETING

The Annual Election Meeting of the Summer Lea Community Association was held on Monday, October 9, 2017. We would like to congratulate Caroline Court and Phil Landis on their reelection to the Board of Directors. The Board Officers will be nominated at the first board meeting in January. Below is a list of board members and their current positions.

Caroline Court – President
Phil Landis – Vice President
Kim Horan – Member at Large
Larry Alosi – Treasurer
Anthony Solometo – Secretary

LANDSCAPING COMPANY FOR 2018

After review of all performance issues encountered in 2017 with Gorecon, it was determined that it would be in the best interest of the community to go in a new direction next year. The landscaping contract was put out to bid and Sharp's Landscaping was awarded a 3-year fixed contract at \$62,881.00 per year. Next year we are expecting to see significant improvements with our landscaping services.

We will be implementing a new shrub pruning process that will require the completion and submission of an opt-out form by May 31st each year if you prefer not to have your front/side shrubs pruned by our landscaper. Owners that do not want their shrubs pruned will have their Lots posted with flags or signs prior to the scheduled pruning. There will no longer be special requests for hard pruning or selective pruning on the Lots. If you would like to better control/reduce the overall size of your shrubs, we suggest that you contact a landscape contractor of your choice to see if your shrubs could benefit from an aggressive dormant pruning in late fall.

APPROVED 2018 BUDGET

Provided for your review is a copy of the Summer Lea Community Association Approved Budget for 2018. As you will see, the Association fees for 2018 will be **\$87.00 per month**, which is a \$5.00 increase over the current monthly fee amount. The budget was reviewed and approved at the Annual Meeting held on Monday, October 9, 2017. The \$5.00 increase is needed to cover operating increases in Landscaping, Management, Repairs & Maintenance, and Office expenses. The approved budget along with coupon booklets will be mailed out to all owners over the next 1-2 weeks.

FALL LEAF CLEANUP



Each year we try to do the final leaf cleanup shortly before Thanksgiving. This service may be delayed this year until after Thanksgiving since it appears that many trees will be holding their leaves later due to moderate fall weather and temperatures. We have one dedicated leaf cleanup in our contract and we are hoping to avoid the need to do a second leaf cleanup at an additional cost. We will keep an eye on the trees to see if this service can occur next week prior to the holiday.

VEHICLE SPEEDING

We continue to see vehicles speeding through our development, especially on Glenwood Drive. Please drive at a speed no greater than 25 MPH on the roadways in our community to help keep our children safe! We urge residents to continue to contact Hilltown Township regarding speeding issues in the hope that they will take the necessary steps to better monitor and enforce the speeding situation.

STREET PARKING ISSUES

We have encountered issues over the last few years with residents and guests trying to park (squeeze) their vehicles in the smaller curb sections along Hampshire Drive. This ends up resulting in vehicles that are right on the edge of driveway entrances, or in some cases, partially blocking driveway entrances.

Please be advised that residents or guests that park vehicles in permitted street parking areas on Hampshire Drive (outer loop) are strictly prohibited from parking their vehicles in a manner where they block, restrict or extend in front of any driveway entrances. Sufficient space must be left to allow residents to safely enter and exit their driveways. Please try to leave at least 5' of separation between your vehicle and the edge of any driveway opening to allow residents room to place their trash cans in the street for any scheduled trash collections. The empty trash cans of other residents that are in the street after scheduled collections should not be moved in any manner in an effort to create parking space along any curb area. Thank you!

TOT-LOT TRASH CAN USAGE

Over the years we have had to deal with the unpleasant task of emptying tot-lot trash containers that are routinely loaded with filled pet waste bags. We appreciate that residents are cleaning up after their dogs, but discarding used pet waste bags inside trash cans where our children run and play is not the best option. Please be responsible and respectful by taking your used pet waste bags home to dispose of in your own trash cans. We are in the process of investigating dedicated pet waste trash containers for installation outside the tot-lots and in the center common area.

SNOW REMOVAL RESPONSIBILITIES



When snow and/or ice events occur, please remember that each homeowner is responsible for the removal of all snow and ice from their front sidewalk and driveway **within 12 hours of a storm's conclusion**. No snow is to be piled in the street or on the sidewalk between homes. The Association is responsible for clearing the snow and ice from all common area sidewalks, overflow parking lots, and the mailbox areas. The asphalt **walking paths** are recreational in nature and not included in the areas that are cleared or treated by the Association. The potential cost to clear/treat the asphalt walking paths would considerably increase our snow removal budget, and likely our Association fees. If you use the walking paths during the winter months, please use extreme caution to help avoid slip and falls on areas that may be icy.

PET CLEANUP & RESTRAINT

We have received a number of complaints recently about pet owners not cleaning up after their dogs. Waste removal is the responsibility of each pet owner and is especially important since uncollected waste can develop bacteria, which may be harmful to children and other pets. If you should see anyone not cleaning up after their dog, please contact the management company. In addition, please remember that all pets are required to be properly restrained and supervised at all times when outside the home.

HOLIDAY LIGHTING/DECORATIONS

In accordance with the Rules & Regulations of the Association, all lighting and decorations associated with the holidays are to be removed within **15 days** after the holiday. Please remember to remove all of your holiday lighting, wreathes and garland at that time.

RESCHEDULED TRASH COLLECTIONS

If snow, a holiday, or an unforeseen event prevents trash collection on our regularly scheduled day, trash collection will be rescheduled for Saturday and recyclables will not be picked up until the following Wednesday. We will do our best to alert residents accordingly should Waste Management postpone any scheduled collections.

CALENDAR FOR 2018

Saturday, May 5th – Garage Sale
Saturday, May 12th – Garage Sale Rain Date
Tuesday, April 2nd – Landscaping Contract Starts
Monday, October 8th - Annual Meeting (Tentative)

RESPECT OF PRIVATE PROPERTY

We ask that all Summer Lea residents respect the private properties of their neighbor's. Kids play activities should be limited to the open common space areas to help avoid damage to any units and personal property. Pet owners should be mindful not to walk their dogs through the side yards of any twin unit since there is no common area between these units.

CONTACT INFORMATION

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