

The Board recognizing that it has been over 10 years since the By-Laws were reviewed and amended determined that a new review was necessary. A By-Laws committee was formed consisting of Anne Smith, Mark Uliana, Dave Smith, Norm Royce and Fred Glietz who reviewed the By-Laws over several sessions and proposed changes. The Board would like to acknowledge the committee and thank them for all their hard work.

The Board then reviewed the proposed changes and offered some additional revisions. The proposed changes were then sent to Amy Leonard, Esq., the HOA attorney. She reviewed the By-Laws and made additional suggestions to make them compliant with the current PA laws that govern our community.

Our community in the past has been governed by the Declaration, the By-Laws, and a Handbook. In addition to changes to bring our By-Laws into current compliance with PA laws, the Board has proposed changes which will remove the need for a handbook. Once the By-Laws changes are approved, there will be no more handbook. All rights, obligations, rules, regulations, compliance policies etc will be located only in the Declaration and By-Laws making it more user friendly for our community to understand and follow.

Attached is a summary of the proposed changes to each section followed by the actual proposed By-Laws with strike outs for the proposed language to be removed and the proposed new language is written in the bold font. If you have any questions or concerns and would like to discuss any proposed changes, please contact Anne Smith (401-714-5398 or ads812@gmail.com).

The Board urges our community to approve the recommended changes to the By-Laws.

Thank you.