

## WELCOME TO ROCKLEDGE

### HELPFUL INFORMATION FOR NEW RESIDENTS

A 565-unit Townhouse community where you own the interior and exterior of your home.

#### **It is not a condominium**

#### **2023 Rockledge Board of Directors**

Allen Shaver, President  
Michael Bedard, Treasurer  
Natalie Anderson, Secretary  
Caitlyn Clark  
Brandon Mitchell  
Kara Ann Nestico  
Urveen Vyas  
Linda Lubold

The Board meets on the 3<sup>rd</sup> Wednesday of every month. If you wish to meet with Board members to discuss an issue, concern, or recommendation, please call the Office at 717-832-3025. Meetings start at 6:30 PM. The office is open Monday through Friday from 9:00 a.m. to 3:00 pm.

#### **COMMUNITY MEETINGS**

Meetings of the Rockledge Homeowners Association will be announced in the Rockledger Newsletter. In the event of an urgent meeting, you will be notified by mail. Signs will be posted at the Entrances.

It is vitally important that all Homeowners attend the meetings so you can be part of the neighborhood decision-making process. A quorum is needed if voting will take place.

If you have a Maintenance problem, describe the problem in writing and deliver to the office at 511 Cambridge Court, Palmyra, Pa. The office number is 717- 832-3025; Fax number is 71-832-3065 and our new Email address is: [contact\\_us@rockledgehoa.com](mailto:contact_us@rockledgehoa.com). Our website address is: [rockledgehoa.com](http://rockledgehoa.com).

#### **HOW ROCKLEDGE WORKS**

Board of Directors = 11 elected, unpaid volunteer Homeowners

Accountant: Diana Reed & Associates – 717-533-5513

**Governing Documents:** Declaration of Covenants, Conditions & Restrictions that are part of your deed of ownership, By-Laws, Rules & Regulations and Maintenance Policy. (Owners should have received these documents before closing on your home),

**DUES: Effective January 1, 2023, \$164.00 per month, due and payable on the 1<sup>st</sup> day of the month.** If you are a new homeowner, please contact the Rockledge Office at 717-832-3025 to request a coupon book. All present homeowners receive a new coupon book upon request. HOA payments may be made by EFTS upon authorization.

Your dues are used for Management, routine maintenance, and operational costs for the community such as lawn and tree care, driveway repairs, landscaping, mulching, sign replacement painting, snow removal, etc. A special assessment is sometimes assessed to each home due to unforeseen and unbudgeted events. However, this is rare and only done when necessary.

Part of the beauty of Rockledge is the common area – nearly 50 acres – designated for your enjoyment. The common area is defined as “property that extends beyond 12 inches of the homes and garages”.

## Answers to some frequently asked Rockledge questions

**Parking** – Each home has two spaces for occupants' use, one in front of their garage, the other in the common area.

**Lights** – Call the Office to request light bulb replacement. We replace garage, porch, and pole lights.

**Painting** – Exterior wood areas of your home will be painted every four years.

**Patios** – Permission is required from the Architectural Committee and reviewed by the Board to enclose. A copy of the builder's spec must be presented prior to Board Approval. Once approved, you will be notified. You can pick up a copy of our Specs to give to your builder. You will be responsible for painting the enclosure.

**Other Modifications** – None are permitted without Board approval to maintain continuity in our lovely community. **Approved modification forms are required for any changes to the Exterior of your home, contact the office prior to start of project.**

**Trash and Recyclables** – Collected every Monday. Please put trash out the evening before or morning of collection and store emptied cans in the garage.

N. Londonderry Twp. – Contact Weidle Sanitation Service at 717-272-7061  
Derry Twp. – Contact Waste Management at 717-838-4948

**Animals** – PLEASE clean up after your pooch. Township regulations and common courtesy prohibit indiscriminate defecating by your pet on our common grounds! All pets MUST BE ON LEASHES. Cats are to be kept indoors in accordance to township ordinances.

**Planting Trees** – Must ask the Board for approval.

**Planting Flowers** – You may plant them at your own risk. Be careful not to plant them where mowers, etc. will be at work and be careful not to damage shrubs.

**Garage Sales** – Garage sales and public sales of any kind **ARE PROHIBITED**.

**BBQ** – Be careful not to grill too close to the siding! Owners will be responsible for repairing heat damage.

**Open Fire Pits** – **Open fire pits of any kind are PROHIBITED.**

**Insurance** – Homeowner's/renters insurance is required. Sinkholes are very common in this area! The Board recommends buying sinkhole insurance in the event of home damage. Flood insurance can also be considered.

**Snow** – The Association will clear snow from your walks, driveways, and court areas after a 3-inch accumulation. Of course, **you are welcome to shovel your walks. If accumulation does not exceed 3 inches the responsibility is that of the homeowner.**

**Ice Melt Material** – We discourage the use of these materials as it can damage the sidewalk and shrubs. If you do use it, sweep it up as soon as possible.

**Christmas Trees** – Christmas trees are picked up by the township. Trees must be put at curbside along entranceways, not by your garage. If you are a Derry Township resident, you can take the tree, at no charge, to the Recycling Center on Hershey Park Drive during their regular operating hours.

**Utilities** – Every homeowner or tenant must set up their own Individual accounts with all utility companies: electric, water, gas, sewer, telephone, and trash. These are not Included in your Rockledge HOA dues.

**Mailbox Key** – Mailboxes are Federal property. If a mailbox key is lost, does not work to open the box, you never received a key, or you don't know what your box number is, **you must call the Palmyra Post Office at 717-838-2651.** If the clerk is unwilling to help, then ask to speak to the Postmaster.

**ROCKLEDGE UTILITES**

**ELECTRIC**

Met-Ed 1-800-545-7741  
PPL 1-800-342-5775

**GAS**

UGI 800-276-2722

**WATER**

PA American Water 1-800-565-7292

**SEWER**

North Londonderry Twp 717-838-1373 (Barrington, Coventry, & Cambridge)  
Derry Township 717-533-2057 (Wexford)

**TELEPHONE & CABLE**

COMCAST 800-391-3000

VERIZON FIOS 855-393-1172

**TOWNSHIPS**

Derry Twp. Office 717-533-2057  
Derry Twp. Police 717-534-2200  
Derry Twp. Emergency 717-534-2200

North Londonderry Office 717- 838-1373 or 717- 272-2054

**POST OFFICES**

Palmyra 717-838-2651

Hershey 717-533-3356

**TRASH REMOVAL**

Waste Management 717-838-4948 (Wexford)  
Weidle Sanitation, Lebanon, PA 717-272-7061 (Barrington, Cambridge, Coventry)

**\*\* It is the responsibility of the Homeowner to set-up and maintain their own trash removal service (as stated above). \*\***