

Revised 05/19/2025

## WELCOME TO ROCKLEDGE

### HELPFUL INFORMATION FOR NEW RESIDENTS

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

### 2025 Rockledge Board of Directors

President - Lori Sotack  
Vice President - Ed Ceresini  
Treasurer - Debra Boltz  
Secretary - Vacant  
Althea Cirillo  
Bill Hassenfritz  
Neil Nasta  
Jeannie Nye  
Lesley Rollins

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 1:00 pm.

### ANNUAL MEETINGS

Annual Meetings are held the second Tuesday in April at 6:30 PM. 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 takes place.

If you have an exterior maintenance inquiry, your request may be submitted in writing, dropped off at the office, phoned in, or emailed. The office is located at 511 Cambridge Court, Palmyra, Pa. The office number is 717- 832-3025, and our 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 seats comprised of 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 at the closing on your home),

**DUES: Effective January 1, 2025, \$180.00 per month, due and payable on the 1<sup>st</sup> day of the month.** HOA payments may be made by EFTS upon authorization. Please contact the office at 717-832-3025 or via email at [contact\\_us@rockledgehoa.com](mailto:contact_us@rockledgehoa.com) for more information.

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 of more than 3 inches, 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”.

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## **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 the garage, porch, and pole lights.

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

**Patios** – Completion of a HOA Modification Form and approval by the Board is required before any work can begin. A copy of the form may be obtained from the website or by stopping at the office. Please note that if approved, the homeowner is responsible for all maintenance of the enclosed patio.

**Trash and Recycling** – Collected every Monday. Trash bins are to be put out in the evening before or morning of collection. All bins are required to be put back in your garage the day trash is collected and may not be stored outside.

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

**Animals** – As a pet owner it is your responsibility to clean up after your pet. The township ordinance and common courtesy prohibit indiscriminate defecation by your pet on our common grounds! All pets MUST BE ON LEASHES. Cats are to be kept indoors in accordance with township ordinances.

**Planting Trees** – Is prohibited.

**Planting Flowers** – Flowers may be planted, but must be maintained by the homeowner, kept under 3 feet in height, and removed when home is sold. Be careful not to plant them where mowers, etc. will be at work and not to damage shrubs.

**Garage Sales** – Garage sales and public sales of any kind are prohibited.

**Outdoor Grilling** – Owners will be responsible for repairing any heat damage to siding.

**Open Fire Pits** – **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 may 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. Please note that we are prohibited from removing snow from the front porch.

**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 will be picked up by the township. Trees must be put at the 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** – All homeowners/tenants are responsible for setting up their utility accounts. These are not included in your Rockledge HOA dues.

**Mailbox Key** – 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.

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## **ROCKLEDGE UTILITES**

### **ELECTRIC**

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

### **GAS**

UGI	800-276-2722
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### **WATER**

PA American Water	1-800-565-7292
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### **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). \*\* (rev. 4/27/23)**