

THE TOWNES CRIER

Volume 4, Issue 11, Spring/Summer 2018

ANNUAL HOMEOWNERS ASSOCIATION MEETING

Plan to attend the annual HOA meeting on Monday, May 21st, 7 PM at Jo-Jo's Pizza & Restaurant, 7800 Allentown Blvd. On or about April 15th, the slate of nominees for the 2018-2019 term of the HOA Executive Board, the ballot, proxy, voting instructions and meeting agenda will be mailed to every homeowner for your vote. Pizza and soft drinks will be available at 6:30 PM prior to the start of the meeting.

SPRING LANDSCAPE CLEANUP

Recently, Dave Hoagentogler, of Hoagy's has been personally inundated with questions concerning our community's landscaping and tasks. Please contact Dave only for landscape work that you will personally contract and pay for.

If you have a concern with the community's landscaping schedule or task completion, please look on the HOA web site or contact a member of the HOA Board. The Board must be made aware of any issues in order to address them with Hoagy's. Please do not direct questions, concerns, or requests to the landscaping crew while they are working.

Hoagy's will be very busy on maintenance of the entire development and will have to greatly limit projects for individual homeowners this Spring and perhaps throughout the year.

For your information, and to preclude some questions, following is the tentative Spring landscaping schedule. Considering the

weather we've had so far this year, please understand the schedule may have to be adjusted as weather conditions permit.

Spring Cleanup (2nd-3rd week of April) - Includes:

- Clean up of all flowerbeds, raking front lawns, cleaning up debris, leaves, and tree limbs
- Walk through / trash patrol to clean up litter
- Prune back dead perennial flowers

Deep Flowerbed Edging (completed in conjunction with Spring Cleanup – 2nd-3rd week of April)

Early Spring Fertilizer and Crabgrass Pre-Emergent (2nd-3rd week of April)

Flowerbed Weed Pre-Emergent Application (3rd week of April)

Tiverton Bank Cleanup – done at an hourly rate separately from the Spring Cleanup (late Spring timeframe)

Mowing Services (3rd week of April – depending on weather and temperatures)

Mulch Application – Front/side yards of homes and common areas (End of April/Early May)

Mulch Application to southern end of Tiverton Bank (Spring timeframe)

RESALE CERTIFICATE PACKAGE

When selling a home in a planned community, Pennsylvania state law requires a seller to provide the buyer with a resale

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disclosure package before execution of the sales contract. This package includes the resale certificate, governing documents, and financial documents for the homeowners association. This Resale Certificate package is required by Pennsylvania law to be given to each prospective buyer a minimum of ten days to review before closing. When a property owner decides to sell a property, they may hire a real estate agent or they may decide to sell the property themselves. In either case, a Resale Certificate package must be ordered no later than one month before closing. The Resale Certificate package contains documents pertaining to the planned community: dues information, bylaws, deed restrictions, building requirements, rules and regulations, and other various financial documents. The Resale Certificate, along with its accompanying documents, is ordered and paid for by the property's seller. It is a cost of selling property within a planned community. The Townes at Hershey Road HOA's fee for a Resale Certificate package is **\$200.00**. The Seller or the Seller's Realtor must contact The Townes at Hershey Road Treasurer, to request the Resale Certificate package. The Resale Certificate package fee can be paid up front by the Seller at the time of the request or can be paid by the Seller as part of the property closing with the settlement agent deducting the cost of the Resale Certificate package from the proceeds of the sale and mailing a check to the HOA. Be sure that any real estate agent hired to sell your home is aware of the requirement for a Resale Certificate package and that The Townes at Hershey Road community has a monthly HOA dues requirement. As an additional note, if a

property that is being sold has unpaid HOA dues, they should be paid in full prior to property settlement or it may put the sale of the property in jeopardy. Please direct any further questions about resale certificate packages or monthly dues to the HOA Treasurer, Mark Chiles, 717-545-3279 or mark@markchiles.com.

EXTERIOR CHANGES TO YOUR PROPERTY

For uniformity in the appearance of our community, please complete an Architectural Change Request Form and send it to the Executive Board prior to making any changes to the exterior of your property. Changes include any proposed exterior construction, planting, paint and/or stain, or modifications to the flower and shrub beds at your home. The HOA website provides details on the approved deck paint and stain colors. Please be sure to indicate your proposed paint or stain colors on your architectural change request form. If you plan to make modifications to the flower and shrub beds at your home, the maintenance of the plantings will be your responsibility. For uniformity of color, the landscape contractor will apply mulch to flower and shrub beds at the front and side of your home and will edge the beds as provided for in our contract. The maintenance of flower and shrub beds at the rear of your home will remain your responsibility. The Architectural Change Request form is available on the HOA website or from any member of the Executive Board. You can give the form or email the form to any member of the board, or mail it to the association. **Email to any member of the board will be the most expeditious way to handle the request.**

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Please note that a West Hanover Township building permit is required prior to the construction of structures such as decks. Consult with the WHT zoning and planning administrator at 717-540-6075.

WASTE MANAGEMENT'S AUTOMATED TRASH COLLECTION INITIATIVE

At a recent West Hanover Township Supervisor's Meeting, HOA board members were made aware of change coming for collection of trash and recyclables in our township. Waste Management will be providing residents with two standardized containers into which you will place your trash and recyclables, a 96-gallon container for trash and a 64-gallon container for recyclables. Residents must place their cart at the curb on collection day, accessible to the compaction truck. During collection, the driver will position the collection vehicle beside the cart. Using controls inside the cab of the vehicle, the driver maneuvers a sidemounted arm to pick up the container and dump its contents into the hopper of the vehicle. The driver then uses the arm to place the container back onto the curb. Under this type of collection system, the driver alone is able to service the entire route and the need for additional manual labor is eliminated. Be on the lookout for additional information coming from Waste Management in the near future. The trash containers being provided by Waste Management are much larger than those most residents are using. Some thought should be given to how and where you will store your containers. Our covenants require that 'containers shall be regularly kept in a location on the Unit which is

unobtrusive to view from any other portion of the Townes'.

PETS

All pets shall be kept inside of the residence or garage from sunset to sunrise and no pet shall be left unattended at any time while outdoors. Each owner shall be responsible for the control of their domesticated household pets and shall be responsible for cleaning up after their pets.

WELCOME TO OUR NEW NEIGHBORS

Jim and Dagmar Black
220 Brookridge Court
jim811@outlook.com
717-727-7989(H)
570-809-1971 (C)

Finley, Robert & Brown, Luella
216 Brookridge Court
EF1@aol.com
717-238-0837

Cosgrove, Edward & Rosemary
205 Brookridge Court
Ecozmo65@gmail.com
717-512-1177(C)

RESIDENT'S DIRECTORY

If you require updates to your information in the resident's directory, please send an email to mickmoritz@comcast.net with your change requests.

CONTACTING THE HOA

The HOA website at www.townes-at-hershey.com is a wealth of information.

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Announcements about landscaping, snowplowing and other development-wide activities are posted there. You can also find the site plans, covenants, by-laws, approved exterior paint colors, and forms of all types. For your convenience, the HOA Treasurer can arrange a direct debit of your HOA dues from your bank account. Please contact Mark Chiles for more information.

TOWNSHIP SUPERVISORS MEETINGS

A member of the Board is scheduled to attend each meeting of the West Hanover Township Supervisors. The meetings are held on the first and third Monday of each month at 7 PM at the township building. If you attend any of the supervisors meetings,

please remember that you represent yourself and not our development at large.

PRESIDENT'S CORNER

After a Winter season of very unusual weather including record temperatures, I'm sure that we're all ready for Spring. I look forward to seeing you at our annual Homeowners Association meeting on Monday evening May 21th at Jo-Jo's Pizza. Please plan to attend. On behalf of the entire board, we wish you a glorious Spring season. *Mick*

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A Newsletter of The Townes at Hershey Road Homeowners Association

Post Office Box 6353 Harrisburg PA 17112

www.townes-at-hershey.com

2016-2017 EXECUTIVE BOARD

Mick Moritz	President	Karen Davis	Secretary	Mark Chiles	Treasurer
Anne Warden	Chair	Landscaping			
Brenda Ashburn	Co-Chair	Hospitality			
Myrna Barnes	Co-Chair	Hospitality			