

THE TOWNES CRIER

Vol 4, Issue 12, Fall/Winter 2018

SNOW REMOVAL

Hoagy's Lawn Care Service Inc. will be offering snow removal services for individual residents of The Townes at Hershey Road for snow events less than 3 inches. Winter events over 3 inches will still be an automatic service of the entire community.

Price: \$40.00 for snow removal service under 3 inches of accumulation per event. This price includes snow removal from the driveway, in front of the garage, and sidewalks and steps leading from the driveway to the front door. To request snow removal service please TEXT MESSAGE a request for service to 717-773-5463 on the day of a winter event as soon as possible. Please include the NAME, and ADDRESS of the property in the TEXT MESSAGE so that it can be scheduled. Snow Removal will not be automatically provided to individual homeowners for events under 3 inches. We must receive a TEXT MESSAGE request for each snow event. (Some homeowners require service at varying accumulations.) Payment: Hoagy's Lawn Care Service Inc. will submit a monthly invoice to the homeowner for the amounts properly due under this

agreement. Invoices are to be paid by the homeowner within 30 days of receipt. The Contractor reserves the right to invoke a late fee on all invoices paid after 30 days of invoicing.

MONTHLY DUES INCREASE

In 2006, when Classic Communities operated the HOA Executive Board and there were no homeowners on the board, the monthly HOA dues were raised from \$69 per month to \$95 per month. When the homeowners took control of the HOA in 2010, the new elected HOA Board found that the management company that Classic Communities had hired was an excessive expense and did not renew their contract.

We began doing our own accounting and administration and, as a result, we were able to have a "dues free" month in December for a few years. As our expenses slowly increased, the "dues free" month was eliminated and with conscientious management, we were able to hold our dues at \$95 per month for over 12 years. However, due to increases in operating expenses forecasted for 2019, the HOA board has no choice but to increase monthly

THE TOWNES CRIER

Vol 4, Issue 12, Fall/Winter 2018

HOA dues starting in 2019. Our contracts with Hoagy's Lawn Care for snow removal expired last spring and the landscaping contract is expiring at the end of this year. The Board sent landscaping and snow removal contracts out for bid to several landscaping companies in the area. Hoagy's Lawn Care sent proposals for 2019 and 2020 landscaping and snow removal that included price increases in almost all categories of services. This would be their first price increase in five years. Hoagy's Lawn Care's last increase was in 2013. Only one other landscaping company returned proposals for landscaping and snow removal services and their prices in nearly every category of service were nearly double Hoagy's new prices. After negotiations with Hoagy's Lawn Care, the Board voted to accept Hoagy's Lawn Care proposal for the 2019 and 2020 landscaping seasons and snow removal proposal for the 2019-2020 winter snow removal season. If we were to use the Consumer Price Index as our guide, going back to 2006, our dues could be raised to \$126 per month. However, the HOA Board has voted in increase the dues by only \$10 per month for

2019. Thus, effective January 1, 2019, The Townes at Hershey Road HOA dues will be increased to \$105 per month. This will be reflected on the monthly statement you will receive in December. For those who pay their HOA dues on an annual basis, this works out to \$1,260 for 2019. Your HOA Board has worked diligently to keep costs down and will continue to work to hold expenses in check.

NEW HOA WEBSITE ADDRESS

Please make note of new address:

www.thetownesathersheyroad.com

The HOA website is a wealth of information. Announcements about snow removal 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.

VENDOR LIST

When we need the services of a painter, plumber or handyman we

THE TOWNES CRIER

Vol 4, Issue 12, Fall/Winter 2018

often ask neighbors and friends for suggestions. A community list of vendors that neighbors have used has been sent to everyone by email. If you have any additions or suggestions, please send them to mickmoritz@Comcast.net. This list will also be posted on our new website.

CHANGES TO THE EXTERIOR OF YOUR HOME

For uniformity in the appearance of our community, please complete an Architectural Change Request Form prior to any proposed exterior construction, planting, paint and/or stain, or modifications to the flower and shrub beds at your home. The form is available on the HOA website or from any member of the Executive Board. You can give the form to any member of the board or mail it to the association.

DETENTION POND

Work has finally started on the detention pond. After several years of petitioning the Township, Mick Moritz and Mark Chiles were finally able to obtain release of Classic Communities' construction bond. As a result we will finally have an

attractive entrance into our community. Special thanks to these two gentlemen. Their diligence is greatly appreciated.

GARAGE DOORS

As a courtesy to your neighbors and to contribute to the overall appearance of our community please close your garage door when there is no activity in the garage.

TRASH

Your trash should not be put out for collection prior to 6PM on the day before the collection is scheduled.

Please retrieve your trash cans as soon after trash pick-up as practical. If you'll be away for a full day, please make arrangements with a neighbor to retrieve your trash cans. They should be stored inside garages.

OUTSIDE FAUCETS

Just a reminder to turn off water source to outside faucets over the winter. Even those inside garages can freeze with the colder temperatures.

THE TOWNES CRIER

Vol 4, Issue 12, Fall/Winter 2018

WELCOME

Please welcome our new neighbors at
252 Tiverton Lane:

Tim and Nadine Petrina

Tim – 717-497-8973

Nadine – 717-571-7776

TimPetrina@Comcast.net

NadinePetrina@Comcast.net

PRESIDENT'S CORNER

I join the entire HOA Board in wishing each of you a joyous and meaningful Holiday Season and for good health and prosperity in the year to come. ---
Mick

THE TOWNES CRIER

A Newsletter of The Townes at Hershey Road Homeowners Association

Post Office Box 6353 Harrisburg PA 17112

www.townes-at-hershey.com

2017-2018 EXECUTIVE BOARD

Mick Moritz President

Karen Epoca Secretary

Mark Chiles Treasurer

Karen Davis Co-Chair

Sandy Patterson Co-Chair

Brenda Ashburn Co-Chair

Myrna Barnes Co-Chair

Landscaping

Landscaping

Hospitality

Hospitality