

THE TOWNES CRIER

Volume 15, Issue 2, Fall/Winter 2024

A Newsletter of The Townes at Hershey Road Homeowners Association

MONTHLY DUES INCREASE FOR 2025

Due to the significant amount of money spent on maintenance and repairs the last few years and the increase in landscaping expenses slated for 2025, an increase in the monthly assessment fee is required to balance the 2025 HOA Budget and to help to replenish reserves. The Townes at Hershey Road HOA Executive Board voted at their September 2024 meeting to increase the monthly HOA assessment fee for 2025 by an additional \$10 to \$160 per month starting January 1, 2025. This increase will be reflected on the monthly statement you will receive in December 2024.

For those who pay their HOA dues on an annual basis, that works out to \$1,920 for the entire year of 2025. If you pay your monthly HOA dues through your bank's online bill payer service, please remember to increase the monthly amount to \$160 beginning with your January 2025 payment. If you are signed up to have the HOA's bank automatically deducted the monthly dues from your bank account, you do not need to do anything. In January 2025, the HOA's bank will automatically begin deducting \$160 per month from your bank account.

In a typical year, landscaping and snow removal expense account for between 75% to 80% of each unit's annual HOA assessment. The HOA Executive Board has had dip into the reserve fund the past few years to cover needed maintenance and repairs. In 2024, due to the reduced number of lawn mowings, postponing of pressure washing of Brookridge Court units until 2025 and limited maintenance activities, the HOA is expected to see a surplus at the end of 2024 which will go to help to replenish the reserve fund that has been depleted the last few years. In 2025, a 10% increase in landscaping expenses, pressure washing of 54 of 79 units in the Spring of 2025 and sealcoating all 49 driveways on Tiverton Lane, required the HOA Executive Board to unfortunately increase the monthly dues \$10 to balance the 2025 HOA Budget.

THE HOA EXECUTIVE BOARD

All homeowners are encouraged to be involved with the management of the community and are eligible to run in the annual election. The HOA Executive board has the authority to direct community business including maintenance and financial oversight, rules enforcement and architectural design approval. The board has the authority to hire and oversee professional contractors for work in the common areas of the community. Serving on the board gives you direct impact and influence on how HOA business is handled. While a management, financial or construction background is helpful, just the willingness and availability to serve is needed. Please consider running for The Townes at Hershey Road HOA Executive Board. You may be nominated by another owner or by yourself. Nomination Forms and Election Ballots will be distributed to homeowners in the spring of 2025. At the 2025 Annual Homeowners Meeting on Monday, May 12, 2025, votes will be tallied and members elected to the HOA Executive Board for the 2025-2026 for 1-Year Terms.

2025 ANNUAL HOMEOWNERS MEETING

Mark your calendars for Monday, May 12, 2025. This is the date for the 2025 Townes at Hershey Road Homeowners Association Annual Meeting to be held in Hoffman Hall at the West Hanover Township Community Center. The HOA Annual Homeowners Meeting is your chance to mingle with your fellow homeowners, listen to updates from the HOA Executive Board about past and current issues and to voice your concerns to the HOA Executive Board. The 2025 HOA Annual Meeting is being held one week earlier than the traditional third Monday of May due to a conflict with the Pennsylvania Primary being held on Tuesday, May 20th. West Hanover Township's Hoffman Hall is unavailable on Monday, May 19th due to it being set up for the next day's primary.

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UPCOMING COMMUNITY EVENTS

DAYLIGHT SAVINGS TIME ENDING

Remember to turn your clocks BACK one hour before you go to bed on Saturday, November 2nd or when you get up in the morning on Sunday, November 3rd.

FALL CLEAN UP/LANDSCAPING

Fall cleanup of leaves and debris is expected to take place in late November before Thanksgiving so as not to disturb Christmas lights and decorations. Fall cleanup of the Tiverton bank will take place in December after most of the leaves have fallen. Landscaping issues should be directed to Karen Davis at davkarlee@outlook.com for coordination with Hoagy's. If you require individual landscaping services, it is important that you contact Dave Hogentogler directly at (717) 773-5463. Requests made to workers while in the neighborhood are not appropriate and may not be communicated to Dave, consequently delaying your desired services.

SNOW STAKES / DRIVEWAY MARKERS

In an effort to limit damage to landscaping, sidewalks, driveways, driveway aprons and curbs caused by snow removal equipment, before the first snow falls, Hoagy's is again going to install Snow Stakes/Driveway Markers in the ground to denote the boundaries of the driveway and sidewalks of each unit. These international orange Snow Stakes/Driveway Markers will be installed at the end of each driveway, where the sidewalks meet the driveways and where the entrance sidewalks meet the driveways. Each unit will have 6 to 8 snow stakes/driveway markers installed. These snow stakes/driveway markers will remain installed during the entire snow season and will be removed in the spring by Hoagy's and stored by Hoagy's over the summer to be used again the following snow season. Please be careful not to run over or knock over snow stakes/driveway markers.

SNOW REMOVAL

With winter approaching please make every effort to park your vehicles off the streets in your garage or driveway when snow is in the forecast. This enables the plow crew to clear the entire street. The HOA has contracted with Hoagy's Lawn Care Services to provide snow removal of sidewalks and driveways when we have received 3 inches or more of snow. If you are clearing snow yourself, please note that a township ordinance prohibits throwing snow into the street. Sidewalks must be cleared of snow within 24 hours after the end of the storm. Hoagy's will not begin snow removal until after the township snowplows have come through the community and cleared the streets. This will allow Hoagy's to clear the end of the driveways. Members of the HOA board are in constant contact with Hoagy's to notify them when the township plows have cleared our streets. A "Blast" email will be sent to all homeowners with the determination if Hoagy's is going to perform snow removal or not and the approximate time of development-wide snowplowing and snow removal activities. Please leave your outdoor lights on when there is a chance snow as snow can occur when it is dark. Please avoid using salt on the concrete sidewalks. The salt damages the surface which creates the need for costly repairs.

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. The price is \$50.00 per event and includes snow removal from the driveway, in front of the garage, and sidewalks and steps leading from the driveway to the front door. To

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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. **Hoagy's must receive a TEXT MESSAGE request for each snow event.** Hoagy's will not automatically schedule or provide snow removal services of less than 3 inches of snow to individual homeowners that they have serviced in the past. Payment: Hoagy's will submit a monthly invoice to the homeowner for the amounts properly due under this agreement. Invoices must be paid within 30 days of receipt. Hoagy's reserves the right to invoke a late fee on all invoices paid after 30 days of invoicing. Liability: Hoagy's Lawn Care Service Inc. is not responsible for injuries or lawsuits regarding slips, trips or falls due to ice or snow. It is the goal of the contractor to remove snow and ice in a timely manner and maintain a safe and functioning property, however snow an ice accumulation can occur before, during and after snow and ice removal services.

PRESSURE WASHING 2025

Homes in the community are on a three-year pressure washing rotation. In the summer of 2024, the pressure washing of the 30 homes on Brookridge Court was delayed until April or May of 2025 due to roof replacements. Also, in April or May of 2025, the 25 homes on the southern half of Tiverton Lane will be pressure washed at HOA expense. The remaining 24 homes on Tiverton Lane will be pressure washed in the Spring of 2026. Many homeowners have found that when the pressure washing guys are on site, they can get their decks and other items pressure washed at greatly reduced prices. More information and the pressure washing schedule will be distributed in the spring.

TIVERTON BANK MULCHING 2025

In 2025, The nine townhomes at 201, 203, 205, 200, 202, 204, 206, 208 and 210 Tiverton Lane will receive mulch on the bank behind the townhomes as part of our 3-year rotation schedule. Mulch will be applied after the spring cleanup of the bank and as always is weather dependent.

TIVERTON DRIVEWAY SEALCOATING 2025

The asphalt driveways in the community are on a five year sealcoating rotation schedule. In the summer of 2025, all 49 driveways of Tiverton Lane driveways are scheduled to be sealcoated. Bids for the work will be solicited in the spring and further information and the sealcoating schedule will be released in the spring. It will be the summer of 2027, at the earliest, before Brookridge Court driveways are sealcoated again. Although freshly sealcoated driveways look great. Frequent application of sealcoating is not recommended.

HOA INFORMATION

HOA EXECUTIVE BOARD MEETINGS

The Homeowners Association is self-managed and comprised of homeowners as a cost saving measure. Many homeowners have participated in the management of our community. You are welcome to attend an HOA Executive Board meeting. HOA Executive Board meetings are typically held monthly in the Spring, Summer and Fall months or whenever there are topics to be discussed. The time and place of HOA Executive Board meetings

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are listed at the bottom of the home page of the community's website. The meetings are typically held on the patio or deck or in the home of one of the members of the HOA Executive Board.

HOA WEBSITE ADDRESS

The HOA website thetownesathersheyroad.com contains a wealth of information. Information about landscaping services, snowplowing and other activities are posted. You can also download community site plans, covenants, by-laws, approved exterior paint colors and lighting fixtures and Architectural Change Request (ACR) forms.

"BLAST" EMAILS FROM THE HOA

Not everyone checks the HOA website on a regular basis for important community notices and announcements. At the suggestion of a homeowner, the HOA has created an email address info@thetownesathersheyroad.com from which "Blast" emails can be sent to all homeowners at once. This email address will be used to send out important and immediate community notices and announcements about concerns or activities in the community. Examples: snow removal notices, lawn fertilizer or weed killer schedules, lost/found dogs/cats/car keys, etc.

Please make sure that emails from info@thetownesathersheyroad.com are not blocked or set up to go to your spam/junk mail folder. You don't want to miss out on important community notices and announcements. This email address has already been used to send out blast emails about low water pressure and lawn fertilizer schedule. If you did not receive those notices and want to be added to the mailing list, please contact Mark.

ACH DIRECT PAYMENT OF MONTHLY DUES

If you are still mailing monthly checks for your monthly HOA Dues payment and would like to help save yourself time and money and be assured that your monthly dues statement and payment is received on time each month, you can sign up to have your monthly HOA dues automatically deducted from your checking account monthly via ACH. You can find the AUTHORIZATION FOR AUTOMATIC PAYMENT OF HOMEOWNERS FEES form on the HOA's website, under the FORMS section or contact Mark Chiles to obtain the form. Fill out the form and provide the form and a voided check to Mark Chiles and he will contact the HOA's bank to have the ACH Direct Debit set up to automatically deduct your monthly HOA dues from your checking account once a month. You won't have to worry if your monthly dues payment was lost in the mail, and you are saving yourself and the HOA time and money. **If you change banks or account numbers**, please be sure to notify Mark Chiles at mark@markchiles.com to make changes to the ACH Direct Debit.

COMMUNITY INFORMATION

ROOF REPLACEMENT REPORT

Roof Replacement Season is over. After the last dumpster was hauled away, more than 50% of the roofs in the community were replaced. A total of 41 units out of 79 units in the community had their roof replaced. 24 units out of 30 units on Brookridge Court and 17 units out of 49 units on Tiverton Lane had their roofs replaced. 39 units had their roofs replaced by The Exterior Company (TEC) of Lancaster and 2 roofs were replaced by Superior Roofing of Lititz. Homeowners Insurance companies contributed to the roof replacement of 36 units. 5 homeowners paid for their roof replacements entirely out of their pockets due to their homeowners insurance

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companies denying their hail damage claims or for other reasons. 16 homeowners had their hail damage claim denied and/or had a very high deductible and chose not to replace their roof at this time. 22 units did not submit insurance claims due to having little or no hail damage or their roofs were not inspected.

Most homeowner's insurance companies paid on hail damage claims after being prodded. Some homeowner's policies required hail damage claims to be submitted within 6 months of the storm and were denied or claims were not made. State Farm and Erie Insurance were the largest insurers in the neighborhood. State Farm approved 3 claims out of 13 hail damage claims submitted. Only the first three hail damage claims made to State Farm were approved; all others were denied. Erie Insurance eventually approved all five hail damage claims and paid for roof replacements on Brookridge Court, but denied two hail damage claims on Tiverton Lane.

The price insurance companies and homeowners paid to replace their roof varied from \$13,500 to \$22,500. Each insurance company and roofing company calculates the cost to replace a roof differently. The square footage of the roof, the number of dormers, the number of skylights and bay windows, the height and the pitch of the roof and overhangs and the cost of labor all are factors in the calculation of the price to replace a roof.

After making hail damage roof claims, some homeowners are seeing their homeowners insurance premiums rise 5% to 30%. However, with the current financial instability of the nationwide homeowners insurance industry, homeowners insurance premiums were going to rise anyway, hail damage claims or not. If you have not done so already, now may be a good time to review your homeowners insurance with your insurance agent to determine what is covered and what are the claim requirements and deductibles. Some newer homeowners policies may have lower premiums, but may not cover hail damage of roofs or water damage from a pipe burst.

SHARED ROOF LIST

Since the inception of The Townes at Hershey Road community in 2003, there have been three different builders in the community: Fogerty, Classic Communities and Landmark. Each builder had their own designs for the roof structure of the units and buildings they built. Most of the Fogerty and Classic built homes share a roof structure that requires that the roofs of the connected units be replaced at the same time, by the same roofer.

The addresses of the connected units in the community that have a shared roof structure are as follows. The homeowners of these units share a roof structure front and rear and must all agree to replace their roofs at the same time by the same roofer to maintain aesthetic and structural integrity.

208, 210, 212 Brookridge Court (Roofs Replaced 2024)
214, 216, 218, 220 Brookridge Court (Roofs Replaced 2024)
222, 224, 226 Brookridge Court (Roofs Replaced 2024)
228, 230 Brookridge Court (Roofs Replaced 2024)
232, 234 Brookridge Court
207, 209, 211 Brookridge Court (Roofs Replaced 2024)
213, 215, 217 Brookridge Court (Roofs Replaced 2024)
219, 221, 223 Brookridge Court (Roofs Replaced 2024)
201, 203, 205 Tiverton Lane
215, 217 Tiverton Lane
221, 223 Tiverton Lane (219 Tiverton Lane has a separate roof structure and can be replaced separately)
235, 237, 239 Tiverton Lane

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All homes in the community not listed above have delineations in the roof lines in the front of the home that separate each unit from the connected units. However, some of these units may share a rear roof structure. It is preferred that all the homeowners of units in these buildings agree to replace their roofs at the same time by the same roofer, but is it not required. If the roofs of these buildings are not replaced at the same time by the same roofer, the roof on the rear of the homes will have a seam between units that can become a source of roof leaks. Homeowners may get a better price from roofers to replace the roof of all units in a building at once rather than homeowners would replacing each unit's roof individually at different times by different roofers.

TEC/OWENS CORNING ROOF WARRANTY

If you had your roof replaced by TEC and you have not yet received an email from Owens/Corning with your warranty registration number. Contact Daryl Brubaker at 717-951-9957.

FUTURE ROOF REPLACEMENTS

For those homeowners that did not have their roof replaced in the summer of 2024. In the future, when it becomes time to replace your roof, talk with your connected neighbors and come to an agreement on a roofer. You are not required to use TEC or Superior Roofing. You can hire whomever you and your neighbors agree upon to replace your roof. Then submit an Architectural Change Request (ACR) to the HOA Executive Board for approval listing the roofer and the shingle that will be used. In order for all the roofs in the community to match, the roofer you hire to replace your roof MUST use Owens/Corning 50-year Architectural Shingles Style: Duration - Color: Driftwood

GARAGE DOORS/TRASH

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. 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.

WEST HANOVER TOWNSHIP

The township publishes four newsletters each year. They no longer distribute via mail. They are available electronically. If you would like to have one delivered to your email address, please send an email to Eileen LaForce at elaforce@westhanover.com. She is the West Hanover Township Administrator. There is a wealth of information in these newsletters. For example, there is information listing the e-cycling center hours, stormwater updates and most importantly guidelines for building and zoning permits. Starting work on your home without required permits could result in doubled fees. Building permits are required for (but not limited to) additions, decks, basement renovation and generators. In addition, zoning permits are also required for additions, decks and fences. We have a link to the township's newsletter on our site.
<https://thetownesathersheyroad.com/newsletters>.

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POLITICAL AND HOME IMPROVEMENT YARD SIGNS PROHIBITED

This is a reminder that as per the community covenants, NO sign of any kind shall be displayed to the public view of any Unit except a family name sign or a temporary sign advertising that the property is for sale or rent. Political signs and signs advertising home improvement services of any kind are not allowed to be displayed in the yards or the windows of any Unit. (Article VI, Section 2, Item J)

EXTERIOR LIGHTS AT NIGHT

Our community is rather dark at night as many homes do not keep their front exterior lights on at night. It is requested that all homeowners turn on and leave on, from dusk to dawn, their front exterior pole lamps and the exterior lights on either side of their garage. Having a well-lit community makes for a nicer community and wards off undesirable elements. Some homeowners have installed photoelectric modules on their exterior lights or replaced the light switches that control the exterior lights with programmable switches in order for their exterior lights to automatically turn on before dusk in the evenings and automatically turn off after dawn in the mornings.

WELCOME New Residents

Jill James-Calhoun and Barry Calhoun
210 Brookridge Court - Unit #6

CHANGES TO THE EXTERIOR OF YOUR HOME

ARCHITECTURAL CHANGE REQUEST (ACR)

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's post office box. Email to any member of the board will be the most expeditious way to handle the request.

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SAFETY REMINDERS

SMOKE DETECTORS/ OUTSIDE FAUCETS

Daylight Savings Time has us change our clocks which is also a good time to replace the batteries in your smoke detectors and carbon monoxide detectors. Although your smoke/carbon monoxide detectors are hard-wired to your breaker box, they contain batteries in case of power outages. Check your battery supply now so that you are prepared and have the batteries you will need. Smoke/carbon monoxide detector batteries should be tested and/or replaced periodically. Additionally, smoke and carbon monoxide detectors have a 7 to 10-year lifespan depending on type and model. If your detectors constantly 'beep' even with new batteries, it may be an indication that the detectors are near or at 'end of life'. If you are unable to change the batteries in your smoke and carbon monoxide detectors or you are unable to install new smoke and carbon monoxide detectors, you may need to contact a handyman to replace the batteries in your smoke and carbon monoxide detectors and/or install new smoke and carbon monoxide detectors that you have purchased. If your smoke or carbon monoxide detectors are over 10 years old, you may want to consider having them replaced in order that you have the full protections the detectors are meant to provide. It's also a good time to check your fire extinguisher.

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

PET REMINDERS

Please remember that you are responsible for picking up your pet's "deposits" at any place in the community, to include both in front and at the rear of houses. West Hanover Township law requires that your pet be leashed when being exercised. **Dogs must have a Dauphin County license.**

While some homeowners have installed fences to allow their pets to conveniently relieve themselves in the backyard, it is still the homeowner's responsibility to remove the pet's waste from this area. Hoagy's workers have complained that some homeowners are not cleaning up after their dog(s) in fenced in areas and that pet waste is getting on their shoes and equipment and being tracked around the community. It may get to a point that if dog "deposits" are not removed, Hoagy's will refuse to mow and trim the offending fenced in areas and/or the HOA may have to start charging a fenced-in back yard/pet surcharge to offending homeowners.

Please clean-up after your pets and respect your neighbor's property!!

SPEED ON COMMUNITY STREETS

Please be careful while driving in our neighborhood. PA maximum speed limit is 25 miles per hour in a residential area. For the safety of all concerned, please observe this speed limit.

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COMMUNITY SAFETY

We all want our homes and community to be safe. There are a few simple things that can greatly discourage theft in our community and keep everyone safe.

- Set a timer to have lights go on and off at specific times. Many burglars' study when people exit and enter their homes so using timers makes it look like your home is occupied.
- Turn post and garage carriage lights on in the evenings, consider using a timer to make it more convenient. Not only does nighttime lighting help create an inviting and beautiful atmosphere and prevent falls and injuries, it gives the illusion that someone is awake and home.
- Keep doors locked and windows securely fastened. If you have a sliding door, consider placing a rod in the track to prevent thieves from forcing the door open and entering.
- Consider installing a video doorbell camera for when you are home alone or not home.
- Keep blinds closed and the curtains drawn in the evening making it difficult for potential burglars to see inside your home, to track your activities and which rooms you are in, and which rooms are vacant.
- Keep garage doors closed. If you have a garage but park your car outside, bring the garage door opener inside with you. Burglars could use the opener to gain access to your garage and possibly your home.
- If you will be away on vacation, plan to give a set of your keys to trusted neighbors so they can make sure everything is okay at home. Ask neighbors to be on the lookout for any packages that may be delivered while you are away. Consider asking a neighbor to park one of their cars in your driveway making it look like your home is occupied.
- If you need to leave for work and the weekly trash has not been collected, consider asking a neighbor to retrieve your trash cans and place them in your garage rather than leaving the cans at the curb all day.
- While these are just a few things to consider in making our community safe, it is important to get to know your neighbors, get familiar with the people around you. This makes suspicious activity easier to spot.

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Post Office Box 6353 Harrisburg PA 17112

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2024-2025 EXECUTIVE BOARD

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