

# ***THE TOWNES CRIER***

## **Volume 10, Issue 1, Fall/Winter 2019**

A Newsletter of The Townes at Hershey Road Homeowners Association

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### **ANNUAL HOMEOWNERS MEETING**

The 2019 annual meeting of the Homeowners Association (HOA) was held on May 20, 2019 at JoJo's Restaurant and Pizzeria. Minutes of the meeting were distributed by email. The annual homeowners meeting is your chance to mingle with your fellow homeowners, listen to updates from the board about current issues and to voice your concerns to the board. Mark your calendars for Monday, May 18, 2020. That is the date for the 2020 Townes at Hershey Road Homeowners Association Annual Meeting. More information about the meeting will be mailed to homeowners in the spring.

### **MONTHLY DUES INCREASE FOR 2020**

Due to the increase in projected expenses for common area repairs in 2020 and future years, an increase in the monthly assessment fee is required to balance the budget and to help build up reserves. This increase will help to pay for repairs and replacement to select sections of the walking path, sidewalks and driveways in 2020 and will be used to build the reserve funds to cover common area repairs and replacements identified as being required in future years. The Townes at Hershey Road HOA Board voted at their November 2019 to increase the monthly HOA assessment fee by an additional \$15 to \$120 per month starting January 1, 2020. This will be reflected on the monthly statement you will receive in December. For those who pay their HOA dues on an annual basis, that works out to \$1,440 for 2020.

### **BAMBOO**

The HOA Board wants to thank everyone that participated in the community work days this summer to cut back and remove and dispose of all the bamboo along Tiverton near the Manor

entrance. It was a lot of work. Special thanks to Mick Moritz for arranging the community work days.

### **FALL CLEAN UP/LANDSCAPING**

Fall cleanup of the flowerbeds will take place in late November. 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](mailto: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.

### **DETENTION POND AND FENCE**

Although work was done this past year on the detention pond, that work has not been completed to PA Department of Environmental Protection code. The contractor hired and overseen by the township did not complete the work this summer as contracted. The work to fix the erosion in the base of the retention pond and to repair the loose fence on the knee wall along Tiverton will now have to be addressed in the spring. None of this work is being paid for by the HOA. It is being paid for by proceeds from the completion bond posted with the township by the original developer. This is a project of the township and the HOA will not be accepting responsibility for maintenance of the detention pond for at least another 2 years.

### **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.

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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 them to clear the end of the driveways. Members of the HOA board are in constant contact with Hoagy's to let them know when the plows have cleared our streets. Check the HOA website for announcements of development-wide snowplowing and snow removal activities. Please leave your outdoor lights on when there is a chance snow clearing will 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 \$40.00 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 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 and ice accumulations can occur before, during and after snow and ice removal services.

### **WALKING PATH REPAIRS**

Damaged sections of the walking path were cut out and replaced a couple of months ago. Next summer, additional sections will be replaced. The walkway damage was caused by tree roots, improper drainage and general age of the walkway.

### **SIDEWALK DAMAGE AND REPAIR**

There are many sections of concrete sidewalks throughout the community that have been damaged by the use of salt or other snow and ice melting materials over the years. This is a reminder that the community covenants declarations Article VII Section 2 state: "The Owner shall be responsible for any damage to sidewalks resulting from the Owner, Owner's lessee, agent, contractor or invitee applying salt or any other snow or ice melting substance to the surface of the sidewalks." At this point, there is no way to definitively determine when this damage occurred or who caused it. Over \$20,000 worth of sidewalk damage has been identified and the HOA is making plans to replace these damaged areas over the next couple of years using HOA funds. However, future damage to sidewalks caused by the use of salt or other snow and ice melting materials by a homeowner will be repaired at that homeowner's expense and not the HOAs.

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### **DRIVEWAY REPAIRS AND SEALCOATING**

Yingst Engineering and Parvin Paving have identified several driveways on Brookridge and Tiverton that are in need of repairs. They stated that most residential driveways have a lifespan of 10-12 years. Some of the driveways of Brookridge are now 15 years old. We have been able to extend the life of the driveways in the community by our aggressive sealcoating schedule of every five years. Hopefully, we can get another 5-10 years out of the driveways before the HOA has to start replacing them.

During the upcoming summer of 2020, the HOA will be scheduling repairs of the driveways identified as needing immediate repairs. All the driveways on Tiverton are scheduled to be sealcoated. The last time (most) Tiverton driveways were sealcoated was the summer of 2015. More information and the schedule of Tiverton sealcoating will be made available in the spring. The driveways of Brookridge are scheduled to be sealcoated in the summer of 2021. The last time Brookridge driveways were sealcoated was 2016.

### **ROOFING**

Just as a reminder, as per the community covenants (Article VII, Section 3), the homeowners association is not responsible for maintenance of wooden decks, spouting or roofing. If you are having issues with roof leaks or with rain gutters and down spouts, the repair or replacement of these is the responsibility of the homeowner. Most homes in the community were built with at least 25-year shingles. So, hopefully the replacement of some roofs are still at least 10 years away. The replacement of roofs are the responsibility of the homeowners and replacement singles must be of a similar style and color as currently on the home.

### **PRESSURE WASHING**

The homes of the community are on a three year pressure washing rotation. In the summer of 2019, the 25 unit on the south half of Tiverton were pressure washed. For the upcoming summer of 2020, the 24 homes on the north half of Tiverton are schedule to be pressure washed at HOA expense. More information and the pressure washing schedule will be made available in the spring.

### **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. Check your battery supply now so that you are prepared and have the batteries you will need. 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.

### **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.

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### **COMMUNITY YARD SALE**

The community yard sale was held on June 22nd from 7 AM to 12 noon. There were approximately 22 participants. The event was a huge success and traffic was heavy in the neighborhood. We will continue to have an annual yard sale in the spring/early summer. Efforts will be made to have the yard sale coincide with neighboring community yard sales. If you do not participate, please keep your garage door closed that morning.

### **HOA WEBSITE ADDRESS**

The HOA website is a wealth of information [thetownesathersheyroad.com](http://thetownesathersheyroad.com). Announcements about landscaping services, 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.

### **RESIDENTS DIRECTORY**

The Hospitality Committee recently dropped off a new/revised directory of residents. If you require updates to your information in the resident's directory, please send an email to Mark Chiles at [mark@markchiles.com](mailto:mark@markchiles.com) with your change request.

### **SPEED ON DEVELOPMENT STREETS**

Now that fall is here, daylight hours are shorter. 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.

### **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

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

### **CHANGES TO THE EXTERIOR OF YOUR HOME**

To preserve 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 construction, planting, paint and/or stain. It's not a complicated process and the approval takes as little as a few days. The form is available on the website or from any member of the Executive Board. You can give the completed form to any member of the executive board, or mail it to the association at Post Office Box 6353, Harrisburg PA 17112-0353.

### **PET REMINDERS**

Please remember that you are responsible for picking up your pet's "deposits" at any point in the community, to include both in front and at the rear of houses. West Township law requires that your pet be leashed when being exercised.

### **WELCOME New Residents**

David and Gail Wagner  
200 Brookridge Court

Stefanie Stage  
223 Brookridge Court

Stephen Held and Karel Keiter  
236 Tiverton Lane

John and Karen Simodejka  
224 Tiverton Lane

Nehal and Dhruvi Panchal  
206 Brookridge Court

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### **NEIGHBORHOOD PICNIC**

There was no annual HOA picnic this year. There was a lack of interest with a show of hands at the homeowners meeting. We can address this with another vote at the next year's meeting. This is a great opportunity to meet and socialize with your neighbors.

### **Message from the HOA Board**

The HOA Board wishes each of you a joyous and meaningful Holiday Season and for good health and prosperity in the New Year.

### **THANK YOU**

The Residents and HOA board would like to thank Mick Moritz for his years of dedication and service to the Townes Community. We are truly grateful for his commitment to service on our behalf.

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**Post Office Box 6353 Harrisburg PA 17112**

[thetownesathersheyroad.com](http://thetownesathersheyroad.com)

### **2019-2020 EXECUTIVE BOARD**

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Karen Epoca  
Karen Davis  
Sandy Patterson  
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