

THE TOWNES CRIER

Volume 11, Issue 1, Fall/Winter 2020

A Newsletter of The Townes at Hershey Road Homeowners Association

ANNUAL HOMEOWNERS MEETING

The 2020 annual meeting of the Homeowners Association (HOA) was postponed then officially cancelled due to COVID-19 restrictions. The election of the board was held by mail with no changes to the current board. The annual homeowners meeting is your chance to mingle with your fellow homeowners, listen to updates from the HOA Executive Board about current issues and to voice your concerns. Mark your calendars for Monday May 19th 2021. This is the tentative date for the 2021 Townes at Hershey Road Homeowners Association Annual Meeting to be held in the large Hoffman Hall at the West Hanover Township Community Center. Hopefully the coronavirus restrictions will be behind us and we can have a traditional meeting. If you have concerns you wanted to bring up at the missed meeting, please don't hesitate to bring your concerns to a board member. Your concerns can be discussed at the next monthly board meeting.

NO HOA FEE INCREASE FOR 2021

The Townes at Hershey Road HOA Executive Board met Monday Evening, October 12, 2020 and approved the HOA Budget for 2021. There was agreement amongst all HOA Executive Board members that there would not be a monthly HOA Assessment Fee increase for 2021. For the entire year of 2021, the monthly HOA Assessment Fee will remain at \$120 per month or \$1,440 for those homeowners that pay annually. For those that pay their monthly \$120 HOA Assessment fee by personal check, payment is due the FIRST of each month.

SAVE MONEY FOR THE HOA AND YOURSELF

As you know, the cost of mailing letters just keeps going up. A postage stamp for a simple letter is now 55 cents and stamp prices are expected to increase again soon. Additionally, the cost of envelopes and printer paper has more than tripled in the last few years. Earlier this year, the HOA switched to email delivery of the monthly dues statements to those homeowners who have their monthly HOA dues

automatically deducted from their checking account every month or pay their dues annually. It is estimated that this is saving the HOA about \$37 a month in postage and envelope/paper costs. The HOA Board has also started distributing important homeowner information door-to-door in plastic door hanger bags to save on postage and envelope expense. If you are still mailing monthly checks for your monthly HOA Dues payment and would like to help save the HOA and yourself money and to be assured that your monthly dues statement and monthly dues payment is received every month on time and not lost in the mail, 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 an HOA Executive Board member 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 and switch your monthly dues statement to email delivery. You won't have to worry if your monthly dues payment was lost in the mail and you are saving yourself and the HOA money.

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 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.

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PRESSURE WASHING

The homes in the community are on a three-year pressure washing rotation. In the summer of 2020, the 24 units on the northern half of Tiverton were pressure washed. For the upcoming summer of 2021, the 30 homes on Brookridge Court are scheduled 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 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 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.

DAYLIGHT SAVINGS TIME/EXTERIOR LIGHTS AT NIGHT

Remember to turn your clocks BACK one hour before you go to bed on Halloween night, Saturday, October 31st or when you get up in the morning on Sunday, November 1st. Winter is approaching, which brings less and less daylight hours. 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. This will also help with snow removal as Hoagy's tends to clear snow from driveways and sidewalks at night. 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.

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.

SPOTTED LANTERNFLY SIGHTINGS

We are currently experiencing an infestation of spotted lanternflies on several community trees. Hoagy's will spray to kill them as they have been told about trees that are infested. If you spot one, please destroy it. If you notice them infesting a tree, please let Karen Davis know at 717-545-1498 so she can alert Hoagy's to spray and kill them. The Spotted Lanternflies will die off as the colder weather approaches but over the coming weeks they will lay egg masses with 30-50 eggs each. It is important for us to be on the lookout for these egg masses so they can be scraped from the tree and destroyed. If you are unsure of what Spotted Lanternflies or the egg masses look like, a search online will have pictures as well as details of why it is so important for us to be vigilant in addressing the infestation in our community. Spotted lanternflies do not bite or sting humans, but they are a major destructive pest. There have been reports of dogs becoming ill after ingesting spotted lanternfly, with symptoms

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including blistering of foot pads. Pets should be observed closely to keep them from eating spotted lanternflies of any life stage.

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 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.

RESIDENTS DIRECTORY

If you require updates to your email or telephone contact information in the resident's directory, please send an email to Mark Chiles at mark@markchiles.com with your change request. A new resident directory will be distributed next summer.

ASPHALT AND CONCRETE REPAIRS

You may have noticed a lot of construction equipment in the neighborhood this past summer. Nearly \$39,000 was spent on concrete and asphalt repair work. \$17,280 was spent replacing sections of concrete sidewalks and driveway aprons damaged by past excessive salt de-icing usage. \$11,285 was spent patching or replacing sections of asphalt driveways that had sunken and had become hazards. \$10,300 was spent replacing sections of the asphalt walking path that tree roots had caused walkway heaves and cracking which had become tripping hazards and to repair a drainage issue that had water draining over the walking path. More was spent on these repairs in 2020 than had been budgeted for the

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repairs. These budget overruns were funded from reserves and no special assessment will be assessed. In the summer of 2021, there will be repairs made to additional sections of concrete sidewalks, driveway aprons and asphalt driveways identified by the Yingst Engineering's Reserve Fund and Engineering Study as needing immediate repair.

DRIVEWAY REPAIRS AND SEALCOATING

The driveways in the community are on a five year sealcoating rotation. In August, all but two of the 49 driveways on Tiverton Lane were sealcoated. The other two driveways were replaced this summer and will not be sealcoated until Tiverton Lane driveways are sealcoated again in 2025. In the summer of 2021, the driveways of all units on Brookridge Court are scheduled for sealcoating at HOA expense. More information and the driveway sealcoating schedule will be made available in the summer of 2021.

SHUTTER REPLACEMENT

Many of the older Fogarty and Classic built homes have, two panel, hard plastic, painted shutters on the front of the homes in three different paint colors. Landmark built homes and some newer Classic built homes have higher quality, solid color, non-painted shutters in "Musket Brown". The older painted shutters have faded and are in need of painting and there also has been an issue with these older shutters falling off homes on windy days and shattering. Finding replacement shutters of the same type and size and color matching the faded paint has been difficult and expensive. After getting estimates to remove the existing faded shutters, repainting them and then rehanging them versus buying new shutters and having them installed, there was only a couple hundred dollar difference in price. So, the HOA Executive Board voted to replace the older painted shutters with new solid color shutters in "Musket Brown" for uniformity in the community. In 2021, the HOA Executive Board has budgeted to replace the shutters on 23 Fogarty and Classic built

homes on Brookridge with new, two-panel, solid color shutters in "Musket Brown". Homes on Tiverton with painted shutters will be addressed at a later date.

FRONT DOOR/TRIM PAINT REIMBURSEMENT

Some homes in the community are now over 15 years old and have never had their front door and trim painted. The HOA Executive Board has been told that the proper way to paint the front door and trim would be to remove all the door lock and latch hardware and kickplate, clean and prep the front door and trim surfaces for painting and paint the front door and trim with two coats of paint. Painting of the front door also requires that the door remain partially open for several hours for the coats of paint to dry. The HOA is not going to take on this painting project. However, if your front door and trim has faded and you have interest in painting your front door and trim, the HOA will reimburse each homeowner \$75 towards paint and labor. This \$75 reimbursement will be allowed for each unit once every 10 years. There are currently three different door paint colors used in the community, depending on who the builder was and when the home was built. The HOA will approve the repainting of the front door its current existing color or it can be repainted "Musket Brown" if it is not already that color. Most of the homes that currently have "Musket Brown" shutters have a "Musket Brown" Front Door. As the HOA replaces old painted shutters with new "Musket Brown" shutters, it will be up to the homeowner if they would like to repaint the color of their front door to "Musket Brown" to match the shutters.

Karen Davis has worked with Sherwin-Williams to determine the current paint colors used for the front door and trim of each unit. Sherwin Williams on Allentown Blvd (next to Pep Boys) has the paint codes for "Musket Brown" and the other current door and trim colors used in the community. To claim the \$75 Front Door and Trim Paint Reimbursement you must: 1) Submit an Architectural Change Request to the HOA Executive Board stating which approved

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color(s) for your unit that you plan to use to paint the Front Door and Trim. 2) Hire someone to paint your Front Door and Trim or paint them yourself. 3) Let a member of the HOA Executive Board know that you have completed your Front Door painting project. 4) A member of the HOA Executive Board will verify that the Front Door and Trim were painted the proper approved color for your unit. 5) A \$75 check from the HOA will be cut and mailed to you.

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.

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.

COMMUNITY YARD SALE

A community yard sale was held on October 3rd, 2020. Our intent was to have an annual yard sale in the spring/early summer with efforts made to have the yard sale coincide with neighboring community yard sales, but with the Covid-19 pandemic we were

unable to coordinate. For planning purposes, we anticipate next year's yard sale to take place in the spring. Alerts will be posted in advance. If you do not participate, please keep your garage door closed that morning.

HOA WEBSITE ADDRESS

The HOA website thetownesathersheyroad.com is a wealth of information. 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.

CHANGES TO THE EXTERIOR OF YOUR HOME

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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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

Susan Hensel
210 Tiverton Lane

John (Barry) and Caroline Balint
202 Brookridge Court

Deryl and Miriam Reinhold
232 Tiverton Lane

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Post Office Box 6353 Harrisburg PA 17112

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