

THE TOWNES CRIER

Volume 13, Issue 2, Fall/Winter 2022

A Newsletter of The Townes at Hershey Road Homeowners Association

NO MONTHLY DUES INCREASE FOR 2023

The HOA Executive Board met in September 2022 to discuss and approve the 2023 HOA Operating Budget and to determine which maintenance and improvement projects would be approved for 2023. The Townes at Hershey Road HOA Executive Board also voted at this 2022 meeting to NOT increase the monthly HOA assessment fee for 2023. The monthly assessment will remain \$140 per month for 2023. For those that pay their HOA dues assessment on an annual basis, that works out to \$1,680 for the year 2023. Part of the budget discussions was the significant increase in the cost of landscaping, groundskeeping and snow removal services in 2023 over previous years due to the higher cost of labor and fertilizer. Approximately 80% of your monthly dues will be going towards payment of landscaping, groundskeeping and snow removal services in 2023. To offset these increases and to avoid another substantial monthly dues increase for 2023, the HOA Executive Board decided that the HOA would reduce services and will no longer cover the cost to repair asphalt driveways and would shift the cost of asphalt driveway repairs to the affected homeowner as a special assessment to the homeowner. Also, the 2023 HOA Operating Budget reduces the allocation for repairs to salt damaged sidewalks and driveway aprons. No concrete repairs are currently planned for 2023. Other than pressure washing of homes on the northern half of Tiverton for the summer of 2023, no other maintenance or improvement projects were approved for 2023.

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. Election Ballots will be distributed to homeowners in the spring of 2023. At the 2023 Annual Homeowners Meeting on May 15th, 2023, votes will be tallied, and members will be selected for the HOA Executive Board for the 2023-2024 1-Year Term.

ANNUAL HOMEOWNERS MEETING

The 2022 annual meeting of the Homeowners Association (HOA) was held on Monday, May 16th, 2022, in the 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. Mark your calendars for Monday, May 15th, 2023. This is the date for the 2023 Townes at Hershey Road Homeowners Association Annual Meeting to be held in the same location at the West Hanover Township Community Center.

HOA EXECUTIVE BOARD MEETINGS

In June of 2010, The Townes at Hershey Road Homeowners Association (HOA) was taken over by the homeowners from Classic Communities and the management company they had hired (PMI) was fired. The homeowners felt at the time that the builder and the management company were doing a poor job and there were questions as to how they were spending the HOA's money. The homeowners felt that they could manage the HOA better and cheaper themselves. There have been many homeowners over the years that have participated in the management of the community.

You are welcome to attend a HOA Executive Board meeting. HOA Executive Board meetings are typically held monthly in the Spring, Summer and Fall months or when there are topics to be

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discussed. The time and place of HOA Executive Board meetings 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 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.

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.

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. <http://thetownesathersheyroad.com/newsletters>.

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)

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.

SMOKE DETECTORS/ OUTSIDE FAUCETS

Daylight Savings Time has us change our clocks which is also a good time to replace the batteries in

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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 ENDING

Remember to turn your clocks BACK one hour before you go to bed on Saturday, November 5th or when you get up in the morning on Sunday, November 6th.

EXTERIOR LIGHTS AT NIGHT

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.

ROOFING / DRYWALL WATER DAMAGE

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 several years away. The repairs and 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. Recently, several homeowners have had wall and/or ceiling water damage in their homes due to the "ridge vents" at the peak of their exterior roofs coming loose and causing water to get behind the roofing materials and dripping onto the drywall causing the water damage. It is recommended that "ridge vents" be resecured or replaced during homeowner paid roof inspections.

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.

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- Keep doors locked and windows securely fasten. 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.

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.

SPOTTED LANTERNFLIES

Over the last two summers, the Townes at Hershey Road has experienced an infestation of spotted lanternflies (SLF) throughout the community. While Hoagy's sprayed our trees several times and removed egg mass nests, it did little to eradicate the pests. Using insecticides to kill SLF adults will not keep more SLF adults from coming onto your property. It is important for us to be on the lookout for these egg masses so they can be scraped from the tree and destroyed before next year. If you are unsure of what SLF 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. When the warmer weather approaches, we will confer with Hoagy's on an approach to address this problem in our community. However, we are expecting the spotted lanternfly infestation to continue.

SNOW STAKES / DRIVEWAY MARKERS

In an effort to limit the damage to landscaping, sidewalks, driveways, driveway aprons and curbs caused by snow removal equipment. This winter, before the first snow falls, Hoagy's is 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 with reflective tape 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 pulled up in the spring by Hoagy's and stored by Hoagy's over the summer to be used again the following snow season.

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 \$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 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 towneshersheyrd@gmail.com with your change request. A new resident directory is being compiled. A survey was distributed and a follow up will be sent to those residents who did not yet respond.

DRIVEWAY REPAIRS AND SEALCOATING

The asphalt driveways in the community are on a five year sealcoating rotation schedule. However, due to budget constraints and other issues, the Brookridge Court driveways, which were scheduled to be sealcoated in the summer of 2021, were not sealcoated until the summer of 2022. (six years). Most of the driveways on Tiverton were sealcoating in the summer 2020. It will be the summer of 2025, at the earliest, before Tiverton Lane driveways are sealcoated again. 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.

CONCRETE SIDEWALK AND DRIVEWAY APRON REPLACEMENTS

In 2019, Yingst Engineering performed an Engineering Study and advised that several sections of concrete sidewalk and a few concrete driveway aprons needing to be replaced. Over the last three years, nearly \$50,000 has been spent replacing sections of concrete sidewalks and concrete driveway aprons that were identified as either being

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cracked or damaged by salt. Unfortunately, some of those replaced sections of concrete have already been newly damaged by salt that the township uses in the winter on the streets. The HOA Executive Board decided that the HOA can't continue to spend HOA money replacing salt damaged sections of concrete in the summer only to have the concrete damaged by salt again in the winter. The next engineering study is scheduled for 2024. In an effort to avoid another monthly dues increase for 2023, the HOA Executive Board decided that only when there becomes a "Trip Hazard" or severe cracks will sections of concrete sidewalk or driveway aprons be replaced. Salt damage will no longer be the main determining factor as to which sections of concrete sidewalks and driveway aprons are replaced.

ASPHALT DRIVEWAY REPAIRS AND REPLACEMENTS

In the last three years, nearly \$20,000 has been spent repairing sections of asphalt driveways. Some of the driveway repairs were to "sunken" sections of driveway caused by normal settlement of the driveway or that the underlying soil had not been properly compacted when the driveways were originally installed. Other repairs were to repair sinkholes caused by water erosion from gutter downspouts. Some driveways have already been replaced at homeowners expense via a special assessment to the homeowner. In an effort to avoid another monthly dues increase in 2023, the HOA Executive Board decided that the HOA will no longer cover the cost to repair driveways. If a section of driveway needs to be repaired or replaced, the HOA will assist the homeowner in getting the work done to the HOA's specifications (No Cold Patches or Overlayment) by HOA approved vendors. However, the cost of the asphalt driveway repairs or driveway replacement will be billed back to the affected homeowners as a special assessment. The cost of asphalt, like everything else, has skyrocketed this past year. A typical driveway patch repair now runs about \$1,200. While a complete driveway replacement runs about \$4,500 depending on the size of the driveway. There are several long double-

wide driveways in the community that will cost upwards of \$15,000 to replace.

PRESSURE WASHING

The homes in the community are on a three-year pressure washing rotation. In the summer of 2022, the 25 homes on the southern half of Tiverton Lane were pressure washed. For the upcoming summer of 2023, the 24 homes on the northern half of Tiverton Lane are scheduled to be pressure washed at HOA expense. 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 at a later date.

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 1, 2022. Despite the rain, the sale was a success due to the fact we have garages to display our sale items. Plans will be made to hold another in the Spring, date to be announced. Signage will be posted in advance as well as advertising on local marketplace sites. If you do not participate, please keep your garage door closed that morning.

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

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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.

FRONT DOOR/TRIM PAINT REIMBURSEMENT

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. All doors are to be painted "Musket Brown". The Sherwin Williams paint formula is available on the HOA website. 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 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.

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

Robert and Judith Mohl
235 Tiverton Lane – Unit 34

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Post Office Box 6353 Harrisburg PA 17112

thetownesathersheyroad.com

2022-2023 EXECUTIVE BOARD

Mark Chiles
Rocco Costabile
Sandy Patterson
Karen Davis
Michelle Steele
Rosemarie Messinger
Maria Konevitch

President/Treasurer
Vice President
Secretary/ Co-Chair Landscaping
Chair Landscaping
Hospitality Committee
Hospitality Committee
Member