

# ***THE TOWNES CRIER***

## **Volume 13, Issue 1, Spring/Summer 2022**

A Newsletter of The Townes at Hershey Road Homeowners Association

---

### **THE HOA EXECUTIVE BOARD ELECTION FOR 2022-2023 TERM**

It is that time of year again. Included in your packet is a Nomination Form for the upcoming election of a new HOA Executive Board for the 2022-2023 1-Year term. All homeowners are encouraged to be involved with the management of the community and are eligible to run in this 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. If you are interested in being nominated, please complete and return the nomination form included in this spring newsletter packet. Please return the completed nomination form by mail, email or in person to a current HOA Executive Board member by Saturday, April 16, 2022. Election Ballots will be distributed to homeowners on or about April 23, 2022. At the 2022 Annual Homeowners Meeting on May 16, 2022, votes will be tallied and members will be selected for the HOA Executive Board for the 2022-2023 1-Year Term.

### **ANNUAL HOMEOWNERS MEETING**

Mark your calendars for Monday, May 16th, 2022. This is the date for the 2022 Townes at Hershey Road Homeowners Association Annual Homeowners 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. More information about the HOA Annual Homeowners Meeting will be distributed to homeowners in April.

### **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 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](http://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 to be assured that your monthly dues statement and monthly dues payment is received every month on time and not lost in the mail. If you have not already done so, sign

# ***THE TOWNES CRIER***

## **Volume 13, Issue 1, Spring/Summer 2022**

A Newsletter of The Townes at Hershey Road Homeowners Association

---

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](mailto:elaforce@westhanover.com). She is the West Hanover Township Administrator. There is a wealth of information in the (current thirty-four page) newsletter. For example, there is information listing the e-cycling center hours, stormwater updates and most importantly guidelines for building and zoning permits. Starting work at 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 newsletter on our site.

<https://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)

### **SPRING CLEAN UP/LANDSCAPING**

Hoagy's has already performed Spring Cleanup in the community. 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 outside of the HOAs normal contracted 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.

### **DAMAGED RETAINING WALL AND FENCE**

During a wind storm in November, a tree broke and fell from a property outside the community and damaged the fence and retaining wall along Tiverton Lane near Manor Drive. West Hanover Township removed the downed tree immediately because it was partially blocking the street. However, it has left us a damaged retaining wall and fence that so far, we have not been able to find a fence or retaining wall company that is willing to make the repairs for various reasons. Until someone can be found who will make the repairs, the fence and retaining wall will remain damaged. The HOA has also been in contact with HOA's attorney to determine who will ultimately be responsible for paying for the repairs.

### **PRESSURE WASHING**

The homes in the community are on a three-year pressure washing rotation. In the summer of 2021, the 30 units of Brookridge Court were pressure washed. For the upcoming summer of 2022, the 25 homes on the southern 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

# ***THE TOWNES CRIER***

## **Volume 13, Issue 1, Spring/Summer 2022**

A Newsletter of The Townes at Hershey Road Homeowners Association

---

reduced prices. More information and the pressure washing schedule will be distributed at a later date.

### **SMOKE DETECTORS**

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.

### **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.

### **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 at least 10 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 re-secured or replaced during 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.

Keep doors locked and windows securely fasten. If you have a sliding door, consider placing a rod in the

# ***THE TOWNES CRIER***

## **Volume 13, Issue 1, Spring/Summer 2022**

A Newsletter of The Townes at Hershey Road Homeowners Association

---

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 DEVELOPMENT 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. As the warm 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.

### **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](mailto:mark@markchiles.com) with your change request. A new resident directory will be compiled and distributed in the summer.

### **DRIVEWAY REPAIRS AND SEALCOATING**

The asphalt driveways in the community had been on a five year sealcoating rotation schedule. However, due to budget constraints and other issues, the sealcoating of Brookridge Court driveways, which were scheduled to be sealcoated in the summer of 2021, was not performed. Sealcoating of Brookridge driveways has again been budgeted for the summer of 2022 and further information about the sealcoating schedule will be distributed in the summer. Most of the driveways on Tiverton were sealcoated in the summer 2020. It will be the summer of 2025, at the



# ***THE TOWNES CRIER***

## **Volume 13, Issue 1, Spring/Summer 2022**

A Newsletter of The Townes at Hershey Road Homeowners Association

---

earliest, before Tiverton driveways are sealcoated again.

### **ASPHALT AND CONCRETE REPAIRS**

In the summer of 2022, repairs or replacements may be made to additional sections of the asphalt walking paths, concrete sidewalks and driveways based upon inspection and/or sections identified by the Yingst Engineering's Reserve Fund and Engineering Study as needing repair or replacement.

### **"SUNKEN" DRIVEWAY REPAIRS**

You may have noticed that some of the asphalt driveways in the community have "sunken" areas that retain water after a storm. Or, that the area of the driveways near the garage door have "sunken" an inch or two or more below the level of the concrete pad of the garage. A sinking driveway is commonly caused by the underlying fill soil collapsing because of organic material (like stumps and roots) that were buried when the house was built, decomposing, and collapsing, or fill dirt and rock that were not properly compacted before the final asphalt top layer was laid down when the driveway was first installed by the builder. As part of driveway maintenance, the HOA has been patching driveways that have been identified as having severe settlement. The HOA cannot afford to replace complete driveways without an additional significant increase in the monthly dues. "Cold Patch" is not being used to repair driveways, nor is placing another layer of asphalt on top of the existing asphalt layer being used to repair the sunken area. Typically, the HOA will have the sunken area of the driveway near the garage door dug out back to about 6 feet from the garage door and the width of the driveway and new fill layer (rock) put down and compacted and new fresh hot asphalt laid down on top.

If the homeowner doesn't want a patch and wants their entire whole driveway replaced for aesthetic reasons, the homeowner will have to pay the

difference as a special assessment from what the HOA would pay to patch the sunken area and the cost to replace the entire driveway. The cost to completely replace a driveway varies based on the size of the driveway. There are many different sized driveways in the community including several very large driveways that are shared by homeowners. The last couple of years, patching a driveway typically has cost \$750 to \$1500. Complete replacement of a driveway had been running \$3,000 and up depending on the total square footage of the driveway being replaced. If a homeowner feels a sunken area of their driveway is in need of repair, estimates to repair the sunken area of the driveway and estimates for the complete replacement of the driveway will be obtained from multiple paving companies and discussed with the homeowner to determine a course of action. A signed agreement between the homeowner and the HOA will be entered into so that there is no misunderstanding as to how much the HOA will pay to patch the driveway and how much the homeowner will pay as a special assessment to have the entire driveway replaced. If you feel a portion of your driveway is badly sunken and is in need of repair or replacement, contact Mark Chiles or Karen Davis to discuss.

### **SHUTTER REPLACEMENT**

The replacement this past spring of old, brittle, broken, missing and faded painted two panel shutters on 23 older Fogarty and Classic built homes on Brookridge Court with new "Musket Brown" solid color, two-panel, shutters really made an improvement to the look of the community. Especially, when homeowners took advantage of the \$75 door and trim paint reimbursement program and arranged to have their front doors painted "Musket Brown" to match the new shutters. In the Spring of 2022, the HOA has budgeted for an additional 17 Classic built homes on the south end of Tiverton Lane that have similar shutter issues to be replaced with the same "Musket Brown" two panel shutters used on Brookridge Court. After this shutter replacement project, there

# ***THE TOWNES CRIER***

## **Volume 13, Issue 1, Spring/Summer 2022**

A Newsletter of The Townes at Hershey Road Homeowners Association

---

are no further plans to replace additional shutters on homes in the community. Landmark built homes and some newer Classic built homes have a different style of shutters that are of a higher quality and are already in the “Musket Brown” color.

### **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 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.

### **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 will be held on April 30th, 2022. 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 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

# ***THE TOWNES CRIER***

## **Volume 13, Issue 1, Spring/Summer 2022**

A Newsletter of The Townes at Hershey Road Homeowners Association

---

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.

### **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**

Michael and Cheryl Krchnar  
200 Tiverton Lane - Unit #65

Rozanne Barton and Richard Burridge  
240 Tiverton Lane – Unit 45

## **THE TOWNES CRIER**

**Post Office Box 6353 Harrisburg PA 17112**

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

### **2021-2022 EXECUTIVE BOARD**

Mark Chiles  
Karen Epoca  
Karen Davis  
Sandy Patterson  
Michelle Steele  
Rosemarie Messinger  
Dick Marker

President/Treasurer  
Secretary  
Co-Chair Landscaping  
Co-Chair Landscaping  
Hospitality  
Hospitality  
Consultant