

THE TOWNES CRIER

Volume 15, Issue 1, Spring 2024

A Newsletter of The Townes at Hershey Road Homeowners Association

THE HOA EXECUTIVE BOARD ELECTION FOR 2024-2025 TERM

It is that time of year again. Included in your packet is the Election Ballot for the upcoming election of a new HOA Executive Board for the 2024-2025 1-Year term. 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. Enclosed in your Spring 2024 information packet is your Election Ballot for HOA Executive Board Members for the 2024-2025 term. Currently, the HOA Executive Board consists of seven (7) members. Please vote for up to 7 nominees. Write-in votes will be accepted. Make sure the person you write-in is willing to serve. Please complete the information on the enclosed ballot and bring your completed ballot to the HOA Annual Meeting to be collected and counted. If you are unable to attend the HOA Annual Meeting, please mail your completed ballot in the enclosed envelope to The Townes at Hershey Road HOA, P.O. Box 6353, Harrisburg, PA 17112. Ballots received by mail by Monday, May 20th will be included in the vote count.

UPCOMING COMMUNITY EVENTS

ANNUAL HOMEOWNERS MEETING

Mark your calendars for Monday, May 20th, 2024 at 7pm. This is the date and time for the 2024 The 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. A map is enclosed in this packet with directions from the Townes at Hershey Road to the West Hanover Township Community Center. Hope to see you there.

COMMUNITY YARD SALE

The Townes at Hershey Road's Spring Community Yard Sale will be held on May 18, 2024 from 7am to Noon. Signage will be posted in advance as well as advertising on local marketplace sites. If you do not wish to participate, please keep your garage door closed that morning.

BROOKRIDGE TOWNHOME POWERWASHING

Homes in the community are on a three-year pressure washing rotation. In 2024, the week of May 13th, the 30 homes on Brookridge Court 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. Homeowners are advised to cover outdoor patio furniture during the day of pressure washing. More information and the complete pressure washing schedule are listed on the flyer included in this information packet.

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TIVERTON BANK MULCHING

The townhomes from 212 Tiverton through 228 Tiverton 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.

HOA INFORMATION

HOA EXECUTIVE BOARD MEETINGS

The Townes at Hershey Road Homeowner's 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 in the Spring, Summer and Fall months or whenever 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 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.

"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. Such as 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.

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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 so he can notify the HOA's bank of the change.**

COMMUNITY INFORMATION

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>.

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 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.

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)

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DRYER VENT CLEANING

Dryer vent cleaning is an essential part of your regular home maintenance, especially if you use your dryer regularly. The dryer vent is different than the dryer's lint trap. The dryer vent is responsible for releasing the hot air from the dryer to the outside. Any lint not caught in the lint trap is pulled into the dryer vent, clogging up your dryer vent. Lint is highly flammable and can catch fire if it comes into contact with the dryer's heating element. A professional dryer cleaning will remove duct buildup of lint and debris, decreasing your chances of a dryer fire and increase your overall home safety. When done by a professional, this service should vastly improve your dryer's efficiency with faster dry times and lengthen its lifespan. It is recommended that your dryer vent system be cleaned out professionally every couple of years. Noted below are two service providers used by members of the community with a service charge of approximately \$140.

Wiz Way Dryer Vent Service 717- 991-8634
Mummert Home Services 717-580-0393

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 roofs is still several years away. The repairs and replacement of roofs are the responsibility of the homeowners and replacement shingles 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.

DRIVEWAY REPAIRS AND SEALCOATING

The asphalt driveways in the community are on a five-year sealcoating rotation schedule. Tiverton Lane driveways will be sealcoated during the summer of 2025. 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.

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TEMPORARY STORAGE PODS AND DUMPSTERS IN THE COMMUNITY

Roof replacements and cleaning out basements or entire homes may require the use of large temporary rental storage pods or dumpsters. The HOA has no regulations against the use of storage pods or dumpsters, but discourages their use due to the fact that they can damage sidewalks, driveways and yards and are unsightly. If a homeowner decides that they want to use a rental storage pod or dumpster, the homeowner must submit an Architectural Change Request (ACR) to the HOA to inform the HOA how long the dumpster will be in the community and the homeowner will be responsible for all damage to sidewalks, driveways and yards that the use of storage pods or dumpster causes.

Additionally, West Hanover Township requires that any temporary storage pods or dumpsters placed in the township for any length of time have a township permit. The permit cost is \$75 and must be obtained from the West Hanover Township Zoning office. If the storage pod or dumpster will be placed in the street, West Hanover Township will also require a bond to cover any damage the storage pod or dumpster may cause to the street. The cost of the bond will vary. The township permits for storage pods and/or dumpsters have a 30-day limit.

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.

As per the contract that West Hanover Township made with Republic Services for residential trash and recycling pickup services, there will be a price increase starting with the July 2024 Quarterly billing cycle. The price will go from \$114.75 per quarter to \$122.41 per quarter. It will increase again in July 2025 to \$131.38 per quarter.

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. Email to any member of the board will be the most expeditious way to handle the request.

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EXTERIOR DOOR LOCK AND HARDWARE REPLACEMENT

Many homeowners have commented that their exterior door locks are no longer working and/or the finish of their door hardware has weathered severely. The replacement of exterior door locks and hardware is the responsibility of the homeowner and the HOA requests that when replacing door locks and hardware, replace with exterior door locks and hardware of similar style, color and finish. Depending on the style and manufacturer of the exterior door locks and hardware, they may have a lifetime warranty by the manufacturer. Contact the manufacturer to see if your door locks and hardware are covered by a lifetime warranty. You may be eligible for replacement of all your exterior door locks and hardware for free. You would just have to install the new locks and hardware yourself or have someone install them for you.

OUTDOOR LIGHTING REPLACEMENTS

To maintain uniformity within the community, homeowners needing to replace their lamp post light, garage wall side lights or side/back door side lights must select from the following approved lights from Progress Lighting. Classic Community townhomes (with the exception of 219, 221 and 223 Tiverton Ln) have the Progress Lighting Coventry Series. The Coventry series lights are only available in black. The existing lights were painted beige by the contractor. Homeowners may choose to leave the replacement lights black or paint them beige to match existing lights. NOTE: The Progress Coventry series is no longer listed on the Progress Lighting website, but is currently available on a number of other online lighting websites at a considerable discount. Classic Communities townhomes at 219, 221 and 223 Tiverton Lane have the Progress Lighting Westport series in antique bronze. Landmark townhomes have the Progress Lighting Roman Coach series in antique bronze. Specific model numbers for all lights are listed on the HOA website, click on 'Forms' and scroll down to "Approved Progress Lighting Outdoor Light Fixtures". You can also print out your Architectural Change Request Form (ACR), which is the first document in the Forms link. An ACR must be submitted for all proposed lighting replacements.

APPROVED DOOR, EXTERIOR TRIM AND DECK PAINT COLORS

If your front door, trim or deck has faded and you are interested in repainting these items, the HOA approved colors from Sherwin Williams are available on the HOA website, click on 'Forms', then scroll down to "Approved Deck Stains and Paint Information". While on the website, you can print out your Architectural Change Request Form (ACR) which is the first document under the Forms link. An ACR must be submitted for all proposed exterior painting projects.

FRONT DOOR/TRIM PAINT REIMBURSEMENT

Once every 10 years, the HOA will reimburse each homeowner \$75 towards paint and labor to have their front door repainted. 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. About half of the homeowners in the community have painted their front door and taken advantage of the reimbursement.

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SAFETY REMINDERS

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 Hanover Township law requires that your pet be leashed when being exercised. **Dogs must also have a Dauphin County Dog 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!!

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.

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.

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- 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

thetownesathersheyroad.com

2023-2024 EXECUTIVE BOARD

Mark Chiles	President/Treasurer
Rocco Costabile	Vice President
Sandy Patterson	Secretary/ Co-Chair Landscaping
Karen Davis	Chair Landscaping
Rosemarie Messinger	Hospitality Committee
Dick Marker	Contributing Member
Barry Balint	Contributing Member