



Dear New Homeowner or Tenant:

Welcome to our neighborhood and congratulations on the purchase or leasing of your home! On behalf of the Cherry Brook Homeowners Association Board of Directors and the other homeowners and renters of Cherry Brook, we would like to welcome you to your new home and our community. Over the coming months we look forward to meeting you whether it be walking down the streets, a community activity, or the annual board meeting each year. You will be notified by mail of the meeting.

The operation of your homeowners association is governed by a board of volunteer directors. The Board of Directors is elected by the community to oversee the daily functions and financial responsibilities of the Association. The Board is also responsible for maintaining members' compliance with the established covenants and bylaws of the Association. They have specific provisions regarding what can and cannot be done on your property. Please take the time to read through the Bylaws and Covenants documents you received during the home purchase process or lease signing. Copies are available by request from the property manager.

**Michael Malone is our Property Manager.** He can be reached at **724-225-2179** or through email at, [emmalone2@comcast.net](mailto:emmalone2@comcast.net). He should be contacted for service issues on community property, complaints regarding specific bylaw violations and for any questions regarding your annual homeowners' dues assessment.

As a new homeowner, you may already have some ideas on how you'd like to improve your property. Please keep in mind, the Cherry Brook Board of Directors help maintain the quality of our neighborhood. Its function is to evaluate the plans for all exterior landscaping, repairs and remodeling (such as painting, decks, fences, trees and bushes, siding, etc.) to ensure compliance with all Covenants and Bylaws. The purpose of this review is to protect our scenic environment and maintain the value of our homes. All modifications to the exterior of your property, including repainting with the same color, must be submitted to the Board through Mike Malone for approval before any work begins. If work is started without prior approval, the homeowner risks being cited for a covenant violation and may be required to alter or remove the changes at significant additional cost. A copy of the Alteration Request Form can be found on our community website, [www.cherrybrook15017.com](http://www.cherrybrook15017.com).

Again, welcome to the Cherry Brook community! We look forward to you falling in love with this neighborhood as much as we have. We know you'll find our neighborhood is a great place to live and we encourage your participation in volunteering to help or participate in any activities we may have.

Sincerely,

Natalie Andrews  
Welcoming Committee  
Cherry Brook Homeowners Association Board  
[Nataliejean122@gmail.com](mailto:Nataliejean122@gmail.com)

## The Board of Directors contact:

Brad Blumfeldt  
President  
ARPCAxPREZ@aol.com

## Important Information

- **Covenant Information – Copies of documents available (also on the website):**  
Cherry Brook Homeowners Association Covenants and Bylaws  
Cherry Brook Rules and Regulations
- **Tot Lot**  
For your safety and courtesy of nearby neighbors, the Tot Lot closes at dusk.



- **Trash and Recycling Collection**  
Serviced by Waste Management of Washington, PA  
\*\*Trash Collection is every Wednesday except when a holiday occurs on Monday, then trash is collected Thursday\*\*  
\*\*Recycling Collection is every 4<sup>th</sup> week and like trash, moves to Thursday when a holiday occurs on Monday, January 6 is the first collection date of 2018\*\*  
Recycling Containers may be left from the previous owner. All trash containers must be kept out of public view, except on collection days or the night before.
- **HOA Monthly Assessment**  
Payments are due the 1<sup>st</sup> of every month Payable to “Cherry Brook HOA”, and to be mailed to:  
Cherry Brook Homeowners Association  
P.O. Box 520  
Meadow Lands, PA 15347
- **Newsletter / Website / Nextdoor App / Email Distribution List**  
Our community currently is not utilizing a standard newsletter. We communicate with residents through mail. We have sent out an annual newsletter, but nothing regular. A newly created website, [www.cherrybrook15017.com](http://www.cherrybrook15017.com), as well as our **Cherry Brook page on the Nextdoor app** is a communication option. The neighborhood also has an email distribution list which we encourage everyone to sign up for. Your email address will not be visible in the email; the list is always

sent bcc which hides all email addresses except the sender. Send your email address to de\_smith576@hotmail.com to be added to the list. If you have any interest in helping with our website or newsletter, please let me or the Board know. We are open to any ideas you may have.

- **Parking**

There is no parking permitted on the streets in Cherry Brook, including the Cul-de-sacs. This is a Cecil Township ordinance. Please park your cars in your driveway. If it becomes necessary to have visitors park on the street, contact **Cecil Township Police Department** to notify them and avoid getting a ticket. **Monday – Friday 7AM – 3PM at 724-743-0940.**

- **Decks**

Please refer to Cherry Brook HOA documents regarding the rules for colors and maintenance. Property Management needs to approve anything else not stated in the rules. Nothing should be hung (i.e. laundry, clothing, etc.) from balconies, decks and/or porches.

- **Landscaping**

We appreciate your efforts in helping us maintain our community as a source of pride for you and your guests. No trees shall be removed without written approval of the Board. Trees on a homeowner's property (not common area) are the homeowner's responsibility of keeping trim and removal of dead ones.

- **Pets**

Please be a good neighbor and pick up after your pet. It is a Cecil Township ordinance that all dogs are to be on a leash when outdoors.

## **NEIGHBORHOOD INFORMATION**

Please find below some important phone numbers that you may need at your fingertips. In the event that you require additional information about your new neighborhood, we invite you to contact me or Brad.

Property Manager – Mike Malone: (724) 225-2179

Emergencies: 911

Lawrence Fire (non-emergency): (724) 941-2354

Cecil Township Police (non-emergency) – 3599 Millers Run Road, Cecil: (724)743-0940

Department of Motor Vehicles – 1025 Washington Pike: (800) 932-4600 or [www.local.dmv.org](http://www.local.dmv.org)

Voter Registration: [www.pavoterservices.state.pa.us](http://www.pavoterservices.state.pa.us)

St. Clair Memorial Hospital – 1000 Bower Hill Road, Mt. Lebanon: (412) 942-4000

Med Express Urgent Care Center – 3024 Washington Pike, Bridgeville: (412) 221-5475

Canon- McMillan School District: (724) 746-2940

Animal Control: (888) 488-7720

Giant Eagle Supermarket – 3239 Washington Pike, South Fayette – Sun – Sat Open 24 Hours: (412) 914-0830

Giant Eagle Pharmacy (open until 9PM) – 3239 Washington Pike: (412) 914-0752

ALDI Supermarket– 3013 Washington Pike – Mon – Sat 9AM – 9PM, Sun 9AM – 7PM

Rite Aid Pharmacy – 417 Chartiers Street, Bridgeville – Open 24 Hours: (412) 221-8184

Waste Management – Washington, PA: (724) 225-1589

Post Office: Lawrence – 18 School Street – Mon – Fri 8:45AM – 4:30PM, Sat 9AM – 12PM: (724) 941-3360,

Bridgeville – 700 Washington Avenue – Mon – Fri 8AM – 5PM, Sat 8:30AM – 2PM: (412) 221-6186