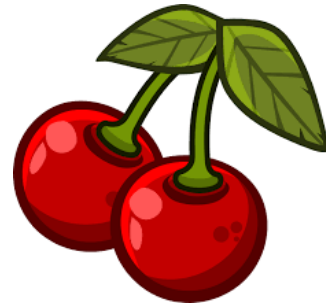


Cherrybrook **Homeowner's Association**



NEWSLETTER

December 2021

Annual Meeting : The annual open meeting of the Voluntary Board of Directors of the Cherrybrook Homeowners Association met on August 25, 2021 at the Lawrence Fire Hall. Scott Rosey, Brad Blumfeldt and Dorothy Schultz were re-elected to the Board by the voting members present at the meeting. Board members are elected for 2-year terms.

Board Members for 2022: Brad Blumfeldt, President; Dorothy Schultz, Secretary/Treasurer; Scott Rosey, Vice President; Doug Smith and Kristy Budavich.

IMPORTANT CHANGES: As of October 31, 2021, Mike Malone has retired as property manager of Cherrybrook. His company is still doing our accounting. Contact information for Mike is 724-225-2179 or Emmalone2@comcast.net

Brad Blumfeldt is assuming the property management of Cherrybrook moving forward. Contact information for Brad is 412-343-9909. He will also be receiving mail at Cherrybrook Homeowners Association, PO Box 134, Bridgeville PA. 15017.

HOA Monthly Fee: *The 2022 monthly assessment for townhome owners will remain at \$112.00. Single family assessments will remain at \$40.00.*

Payments can be made by a personal check, online bill pay through your bank (if offered) or paid in full for the year; payments are **due by the 10th** of each month. Payments should be made to: ***Cherrybrook Homeowners Association*** or

Cherrybrook HOA. Payments can be mailed to Cherrybrook, PO Box 520, Meadow Lands, PA 15347.

Southern Beltway Project: The 13 mile, \$900 million portion of the Pennsylvania Turnpike Commission's Southern Beltway (Interstate 576) opened October 15, 2021. The remaining off and on ramps, connecting Morganza Road to Interstate 79, are expected to open in the summer of 2022.

The turnpike appears to be planning to build sound barrier walls along portions of the new road just up the street from Cherrybrook. The Board will be looking into the possibility of getting the turnpike to extend the sound barrier walls in front of Cherrybrook.

Additionally, if any homeowner has suffered any structural damage to their home from the blasting that occurred, please notify the HOA of your address and the type and amount of damage incurred.

Planting trees along Cherrybrook entrance: The Cherrybrook Board was able to successfully negotiate with the Pennsylvania Turnpike Commission to provide funds to plant 59 pine and deciduous trees along the border of Cherrybrook and Morganza road as a privacy and noise barrier.

Townhome Owner/HOA Responsibilities: The HOA is responsible for the roofs, the gutters and downspouts on townhomes. The HOA is also responsible for side roads; this DOES NOT include the parking area in front of your garage door. Fascia, vinyl siding, doors, windows, utility connections, and everything else on and around each individual unit is the ***responsibility of the homeowner.***

The Board conducts yearly "walk-throughs" of the property and makes suggestions for improvement such as painting, replacement of trim, sealing driveways, trimming shrubs and weeding. Please take pride in our community since it benefits all homeowners. Look around your property to see what can be done to improve the appearance. It is also a kind gesture to help your neighbors who may not be able to perform trimming and weeding.

Townhome Vinyl Siding: As a reminder, vinyl siding is made to last 20-40 years depending on thickness and all the vinyl siding in the neighborhood is at least 20 years old. The Board asked Big Fish their opinion of the siding on the townhomes and they believe it is still serviceable; however, it will need replaced sooner rather than later.

Townhome Roofs: Townhome roofs were replaced in April 2017 and are covered by a twenty-year manufacturer warranty. If you notice missing or damaged shingles and/or any type of water damage in an upper room ceiling please let the property manager or one of the Board members know right away.

Annual Maintenance and Beautification: The following items are planned and budgeted annually, subject to unforeseen budgetary constraints, which the Board believes it should be able to avoid moving forward.

- Mulching all the common beds
- Landscape maintenance of the common areas
- Lawn care and maintenance (Townhomes and Common Ground)
- Gutter cleaning and maintenance (Townhomes)
- Snow and ice management (Neighborhood)
- Rubbish removal (Neighborhood)
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Cecil Township: The Township roads maintained by Cecil Township include the main thoroughfare Cherryhill Drive and the 3 cul-de-sacs Cordial, Jubilee, and Cherry Blossom. The Board is going to try and negotiate getting the township to pay for or help pay for maintenance of the plant road.

2022 Planned Capital Improvements (Cherrybrook HOA): Your HOA has planned and budgeted for the following capital improvements in 2022:

- Sealing the townhome drives (the HOA is not responsible for the parking area in front of your garage)
- Gutter maintenance

Long-Term Townhome Capital Improvements (Cherrybrook HOA): Over the next 20 years the HOA will have to replace all of the gutters & downspouts (\$150,000.00), repair/resurface/remove and replace completely all of the townhome drives (4,200 +/- feet of pavement, \$200,000.00), and replace the roofs again (\$500,000.00). Take into consideration inflation the board estimates it will need \$1 million in reserves over the next 20 years for these capital improvements so it has budgeted to add \$50,000 to the TH reserves each year.

Homeowner Improvements for Townhomes and Single Family Homes: *An Alteration Request must be submitted to the Cherrybrook Homeowners*

Association for the board's review before any changes are made and work is started.

Smoke Alarms: The Lawrence Fire Department explained that hard wired smoke detectors are no longer effective after approximately 20 years. The sensors in the units deteriorate, and the units become ineffective. Changing the batteries has no effect once the sensors are no longer functional. If you have never replaced the hard wired smoke detectors in your townhouse, or single family home and need help doing so, please consider contacting the Lawrence Fire Department to help with replacing the units. Another option is to replace the units with battery operated smoke detectors or "smart" smoke detectors.

Winter Inspection and Maintenance: With the winter months coming, it is advisable to cover your AC unit, drain water hoses, and turn off your outside water spigots from the inside to prevent freezing and rupture of the water line causing flooding in your home.

Light Post Bulb Replacement (Townhomes): Please contact Brad Blumfeldt to report any burned out lights in the lamp posts. Cherrybrook uses lights that are energy efficient to offset the cost of the lighting.

Recycle dates 2022: The following dates (also on the Cherrybrook website) are being provided for your reference: January 14, February 18, March 18, April 15, May 13, June 17, July 15, August 12, September 16, October 14, November 18 and December 16.

Garbage: Please be sure to pick up any residual garbage that has fallen out of garbage cans or bags so that it does not blow into other yards or the street. Let's keep Cherrybrook looking clean and welcoming!

Dogs: Please remember that all dogs must be on leashes when outside. Also please pick up after your dog after it goes to the bathroom. If you have a dog and live in a townhouse please do not let your dog bark for long periods of time since townhome walls are connected.

Parking on the Streets: **There is no parking permitted on the streets in Cherrybrook, including the cul-de-sacs. This is a Cecil Township ordinance.** Garbage trucks, fire trucks and ambulances need unobstructed access to the roads. Please park your vehicles in your driveways. If it becomes necessary to have

visitors park on the street, contact Cecil Township police department to notify them so that they will not ticket your car.

Speed Limit: The speed limit in Cherrybrook is **25 Miles per Hour**. Children are in school and school buses are in our community. Cars should not be speeding when driving in or out of Cherrybrook and also should not be going around school buses. Many adults and children walk in our plan. The intersection at Jubilee and Cordial is dangerous, especially when drivers are trying to make a turn. The signs are clearly posted and must be adhered to at all times for the safety of all residents. The HOA has fielded many complaints of cars speeding through the neighborhood so we asked Cecil township police to step up patrols and to issue speeding tickets if necessary.

Safety of Children: Please tell your children not to skateboard on the roads... it is very dangerous, especially the intersection of Cordial and Cherryhill. Also children should not be riding bikes in the yards of townhome owners or going at a very fast and dangerous speed across driveways and the main roads.

Townhome Property is Private Property: Please be aware that each townhome owner owns the parcel of property in front of the townhome, behind it and also on the side if it is an end unit. Unlike a condominium, **it is not common property.** Please be respectful of everyone's property; make sure that you clean up after your pets and do not walk through other owner's yards.

Delinquent Payment of Monthly Dues: A complaint will be filed with the District Magistrate when overdue homeowners dues reach or/exceed \$400.00. Letters and telephone calls are made by Mike Malone to obtain payment for delinquent dues. However, when some balances continue to exceed that amount, appropriate further action will be taken to resolve the late fees.

Dryer Lint Traps/Vents: Please remember to check your dryer lint traps and outside vents for built up lint and remove to help prevent fires.

Welcome Committee: Cherrybrook has a welcome committee. The committee was formed to make new homeowners and tenants feel at home in our community, and give them a point of contact. If you know of a new resident, or you are a new resident, contact Natalie Andrews at Nataliejean122@gmail.com for everything you need to know about Cherrybrook.

Email Distribution List: Cherrybrook residents, please send your email to de_smith576@hotmail.com to be added to the email distribution list to stay in the loop with everything going on in Cherrybrook.

Cherrybrook Website: Please visit our website www.cherrybrook15017.com for more information and forms.



THE BOARD WISHES YOU A SAFE AND HAPPY HOLIDAY SEASON!