



CEDARBROOK HOMEOWNERS ASSOCIATION

P.O. Box 836 ~ Greencastle PA 17225

SPRING 2021 Newsletter

www.cedarbrookpa.com



Cedarbrook Community Reminders & Updates

Using our **HOA-Only Dumping Area Properly**

Many of us make use of our area for disposing yard clippings and small tree trimmings. **If you do, make sure that you dump all grass and limbs at the farthest back edge inside the dump zone.**

Maintaining Your Property and Yard

Now that the warm, springtime weather has arrived, our lawns and trees and shrubs will need to be trimmed and kept in shape. (Tree limbs overhanging pavements need to be trimmed up to 8 feet overhead.) The HOA has guidelines for every resident and homeowner regarding the condition we are to keep our property. You will find these guidelines explained on our HOA website in the documents section: "Declaration of Protective Covenants". We ask for your full cooperation in 2021, and thank you in advance for keeping your property and lawn mowed, trimmed, and kept neatly. The attention and care we give to our properties is our shared responsibility, and it also reflects on all of us in terms of the value and beauty of Cedarbrook as an HOA.

Campers and R/V Parking – The privilege of parking a camper or R/V on the street or in your driveway is limited as defined by our Declaration of Protective Covenants. **No long-term parking or storage is permitted on your property**, but campers can be parked for a couple days as necessary for packing and unpacking. Please respect these guidelines. Let's all enjoy the benefits of living here

Property Improvements

Each year the Board receives several applications for new sheds, fencing, decks, swimming pools and additions. If you are planning to make improvements on your property in 2021, you must fill out the requisite approval form, as found on the HOA website, and submit it for approval to the HOA Board prior to beginning your project. Antrim Township permits maybe required for this. We will review and try to approve each request quickly so you can proceed.

***Amending Our Policy on Displaying Signs**

On the reverse side of this Newsletter you will find a proposal drafted by the HOA Board, regarding an amendment to the current policy of our HOA about posting signs on our properties. The policy has been in place for several years and, based on recent discussions with some of our homeowners, needs to be updated and amended to reflect and clarify current policy standards. **An open discussion of this proposal and the amendment will be held at our August 28th HOA Annual Meeting. The Board asks for your input at the Annual Meeting, following which a formal vote to amend will be taken.**

OUR HOA BOARD OF DIRECTORS' NAMES ARE:

President – Steve Fretz
Vice President – Jeff Poffenberger
Secretary – Eric Linka
Treasurer – Delroy Cline – 226
Lara's Crossing, Greencastle, PA

UPCOMING DATES and COMMUNITY EVENTS

Annual HOA Meeting:

Saturday, August 28th - 10:00am

ANNUAL HOA DUES: All HOA Dues received after the March 1 deadline are subject to late fees.

HOA YARD SALE Dates:

Spring - May 22, 2021

Fall - September 11, 2021

Please watch your speed – 25 mph
Schools are in session and children are walking to bus stops. There are children playing & people walking in our community. Parents please reinforce this with your younger family members who are driving.

SLOW DOWN! Watch your speed!

****Be mindful of children at play. ☺**

Please clean up after your pets when they are not on your property

Lock your vehicles, and turn on outside lights to deter thieves.

Be friendly and courteous to your neighbors. Say "Hello".

Find Us on FaceBook at:

Cedarbrook HOA

Please post responsibly! ☺

Comments directed to the Board should be sent to us via email @

cedarbrookpa@hotmail.com

SNOW SHOVELING AND ICY SIDEWALKS

This winter may bring us snow and icy weather this year. Every resident and homeowner is responsible for the sidewalks and driveway areas on their property. In the event of snow or icy weather, all sidewalks are to be shoveled clear and de-iced within 24 hours of the winter weather event. Please do your part to keep your pavements cleared of slippery snow and ice. ☺ Additionally, shoveled or plowed snow should be kept off of the street as much as possible. Direct snow cleared by a snow blower onto your lawn, not onto the street.

LENDING A HELPING HAND

One of the ways we can be good neighbors is to offer to lend a helping hand to an older neighbor or a person with disabilities who is unable to shovel their pavement or driveway. If you have a neighbor who would benefit by your kindness in this way, we encourage you to reach out to them and offer to help out. That kindness will go a long way to building neighborly relationships.

JLG Proposed Facility Expansion Update

As some of you already know, JLG is in the planning phase of a parking facility expansion that would extend its parking area into the field behind their property along Rt. 11, adjacent to some of our homeowners. The project is currently on hold. The plans call for an approximately 100-ft. wide greenspace designed to allow for the natural spring to flow along the border of the existing fence line. There will also be trees and other landscape greenery planted to create a natural visual barrier for our homeowners. We will try to keep you informed as things proceed or change.