



CEDARBROOK HOMEOWNERS ASSOCIATION

P.O. Box 836 ~ Greencastle PA 17225

Newsletter – Fall 2014



WE'RE GOING DIGITAL!

Future newsletters will be available through our website:
www.cedarbrookpa.com.

Our new Facebook page is now up and running! Just go to Facebook and search for the Cedarbrook HOA.

The Board of Directors would like to thank Mr. Zhong for his work on designing Cedarbrook's new website!

Again, if you do not have access to the internet, please send a letter to PO Box 836, Greencastle PA 17225 so we can continue to mail you a copy of the newsletter in the future.

COMMUNITY UPGRADES

The Board recently attended the Antrim Township Supervisors Meeting (our local elected officials) to discuss several issues such as sidewalk upgrades, paving of roads, and the entrance to our development. We are hopeful that the start to our sidewalk upgrades within the development can occur in the Spring of 2015. You may have also noticed that the entrance sign lighting has been repaired. In addition, Comcast Cable is working in the neighborhood, doing some replacement work.

If you have suggestions for other community improvements, please be sure to send them to the Board.

BOARD OF DIRECTORS

To maintain consistency in the leadership of the community, the election of officers will change to every other year, starting in January 2015 with the President and Secretary. If you would like to devote some time to the neighborhood and run for one of these offices, please send an email to cedarbrookpa@hotmail.com. However, the current officers are willing to serve for another term.

The election will take place on Saturday, September 6, in the grassy area at the intersection of Hykes Road East and Cedarbrook Drive. Ballots will be available at the tent.

VOLUNTEERS:

We would appreciate volunteers to help with community improvement projects such as helping with the annual meeting and developing/updating a community directory, or general community maintenance. Please email or mail us if you are willing and able to assist.

UPCOMING COMMUNITY EVENTS

Saturday 9/6: Annual Meeting, time 10:00 AM
Under the tent at the intersection of Hykes Rd and Cedarbrook Dr. Discuss upcoming community improvements, ask questions about the community, and participate in Board election. Light refreshments provided.



Saturday, 9/20 Fall Community Yard Sale
8:00 a.m. to ?

Friday 10/31 Trick or Treat Night
Leave your light on to participate

Other suggested activities? Email us!

COMMUNITY SERVICE PROVIDERS

Do you have a service you would like to provide right here in Cedarbrook? Let your neighbors hire you for electrical work, plumbing problems, lawn care, child care, etc. Please contact us and we will put your information (name, phone numbers, email address) on our website under the "Employment" tab. Be sure to glance at it as we already have several names on it.

see you at the Annual Meeting!

WINTER MAINTENANCE REMINDERS

At the request of the Township Supervisors, who are also responsible for plowing of the majority of the roadways within our development (and once final paving is complete they will plow all of the roadways), we wanted to pass along several winter maintenance reminders to make snow removal more efficient.

- When “plowable” snow is forecast, please park in your driveway and not on the road. Also remove basketball hoops from the roadway for the winter and place them on your house side of the sidewalk.
- It is the homeowners’ responsibility to shovel the sidewalk along your property lines so that all of the residents can continue their use. Please ensure that the sidewalks are cleared within 24 hours after the end of a storm. If the Board is required to clear sidewalks that cost will be billed to the homeowner.

When shoveling driveways, do not throw snow onto the roadways. Shoveled snow should be pushed to the left side of your driveway to allow an area for plows to push snow and to minimize the snow that is pushed into your shoveled driveway.

NEIGHBORHOOD IMPROVEMENTS

Here are some of the suggested improvements for the community. Let us know which might be most important to you! Also, do you have any new ideas?? Let us know – we’d love to hear from you. This is YOUR neighborhood. We hope to email a survey to residents later this year.

Past suggestions:

- Build a pavilion
- Add some playground equipment
- Add some soccer goals in the open space
- Add a jogging trail around the open space
- Purchase a remaining lot toward the rear of the development to have a secondary amenity area in the future
- Add some picnic tables and some grills
- Volleyball court

FINANCIAL REPORT (2014)*

Beginning Balance **\$17,581.04**

Income

HOA fees, collected \$ 12,458.30
 Miscellaneous income \$ 46.00

Total income **\$12,504.30**

Expenses

Town & Country
 Landscaping, Inc. \$4,310.65
 Property tax 63.58
 School tax 245.64
 Bank fees 160.82
 Post Office Box fee 84.00
 Refund, HOA officers 400.00
 News letter expense 236.26
 Yard sale advertising 54.75
 Entrance lighting \$ 488.55

Total Expenses **\$ -6,044.25**

Balance as of 8/19/14 **\$24,041.09**

*Still 4 ½ months of the year remaining

