



CEDARBROOK HOMEOWNERS ASSOCIATION

P.O. Box 836 ~ Greencastle PA 17225

Winter 2015 Reminders



WE'RE GOING DIGITAL!



Future newsletters will be available only through our websitewww.cedarbrookpa.com. We will also try to provide reminders with the yearly invoice mailings such as this one.

Our Facebook page is now up and running and we have less than a quarter of the residents following it. We try to send out reminder updates before the various events and provide another location to find information about the community. Just go to Facebook and search for the Cedarbrook HOA.

Also, it is important to provide current contact information for owners and residents to be notified when new information is posted electronically. Please provide this information with your attached invoice and payment.

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.

SPRING CLEAN-UP DAY

We need your help. One of the concerns brought up at the 2014 Annual Meeting is that the emergency access driveway from Cedarbrook Drive to Route 11 is overgrown. Maintenance of this access drive is the responsibility of the HOA, and unfortunately this has been neglected for many years. We are requesting any homeowner with a chainsaw and/or shovel to come out on **Saturday April 11th at 9 AM** and meet at the first hill crest/tree line on Cedarbrook Drive north of the open space. If we can get 20-30 people to show up, it should not take much time to clear a path through the brush.

If enough people do not show up, it would likely cost the HOA several thousand dollars to have it cleared, which when considered with known future expenses, would mean a choice between doing nothing or increasing the assessment. Please email us at cedarbrookpa@hotmail.com with your RSVP so that we can know in advance if we will have enough people show up. Refreshments would be provided.

BOARD OF DIRECTORS

President – Jason Gerhart (Term expires 2016)
Vice President – Steve Fretz (**Term expires 2015**)
Secretary – Jeff Walker (Term expires 2016)
Treasurer – John Haines (**Term expires 2015**)

If you are able to devote some time to the neighborhood and run for one of these offices, please send an email to cedarbrookpa@hotmail.com. The election for Vice President and Treasurer will take place on Saturday, August 29th, in the grassy area at the intersection of Hykes Road East and Cedarbrook Drive. Ballots will be available at the tent.



UPCOMING COMMUNITY EVENTS

Sat. April 11th: Spring Clean-up Day, 9:00 AM

Sat. May 9th: Spring Community Yard Sale
8:00 a.m. to ?

Sat. Aug. 29th: Annual Meeting, 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

Sat. Sept 19th: Fall Community Yard Sale
8:00 a.m. to ?

Sat. Oct. 31st: Trick or Treating, 6:00 to 8:00 PM
Leave your porch light on to participate

WINTER MAINTENANCE REMINDERS

At the request of the Township Supervisors, who are also responsible for plowing 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 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 (when looking at the house) 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 in the future.

Past suggestions:

- Sidewalk connections at intersections
- Build a pavilion
- Add some playground equipment
- Add soccer goals in the open space
- Add a jogging trail around the open space
- Add some picnic tables and grills
- Volleyball court

2014 FINANCIAL REPORT

Beginning Balance **\$17,581.04**

Income

HOA fees, collected \$ 12,958.30

Total income **\$12,958.30**

Expenses

Mowing & Landscaping \$6,841.88

Taxes & Fees 1,068.53

Postage/Printing & Website 454.38

Violations & Delinquencies 562.60

Insurance 667.00

Community Events 365.99

Community Repairs 1,741.16

Total Expenses **\$ -11,701.54**

Balance as of 12/31/14 **\$18,783.80**

Please note that of the assessment fees collected, roughly 75% are required expenses to maintain the 5 acre open space parcel and entry drive. It is anticipated that an additional acreage will be dedicated by the developer to the HOA in 2015. This is the land of the northern stormwater detention pond and yard waste area along Cedarbrook Drive. This land will increase the taxes, insurance, and maintenance for the community, although at this point no increase in assessments is being considered for 2015!

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. **We also would like someone to organize bulk rates for the community for things like driveway sealing, house washing, landscaping, etc.** Please email or mail us if you are willing and able to assist.