

## Cranberry Township HOA Forum

### Meeting minutes

March 12, 2012

#### Attendance:

*Larry Hebbe, Creekwood Commons/Norberry*

*Rose Warren, Freedom Woods*

*Mary Sanguigni, Freedom Woods*

*Chris Matthews, Glenbrook Manor*

*Angela Rankin, Glen Eden*

*Mary Lynn Kasputis, St Leonard's Woods*

*Chris Chickey, Winchester Lakes*

*Ron Huffman, Farmview*

*Kevin Bablak, Highland Village*

*Bob Gillenberger, Deer Run*

*John Millius, BelleVue Park*

*Christina Brombacher, Ehrman Farms*

*Jason Kratsas, Cranberry Township*

*Mike Leon, Cranberry Cup*

Minutes: Minutes can be found at <http://www.cranberrytownship.org/Archive.aspx?AMID=62>

#### Discussion Topics:

1. Detention Pond maintenance. Jason Kratsas, Township Engineer gave an overview of what should be expected for detention pond inspections and maintenance. Attached is a copy of the maintenance and inspection procedures. Please share this document with you maintenance provider. Jason also reviewed the MS4 (municipal separate storm sewer system) program and provided handouts. Jason pointed out we do not have any combined sewer/ stormwater systems in Cranberry, but we are required to monitor the quality of the stormwater being discharged into waters of the Commonwealth.
2. Street Tree maintenance: Duane reviewed the importance of maintaining street maintenance. Some HOA covenants cover this issue, most do not. Trees located between the sidewalk and the edge of the road are typically street trees. These trees are owned by the property owner and would be a deciduous in nature. By Cranberry Township Ordinance these trees, as they mature, should be trimmed up to allow 9 feet of clearance. The Ordinance does not over rule any existing HOA covenants. This information can be found at try <http://www.ecode360.com/CR0448> There are several sections dealing with trees. [Section 17-412.1](#), [Section 27-317.1.A](#) and [Section 21-302 through 21-308](#).
3. Cranberry Cup. Mike Leon presented the 2012 Cranberry Cup. August 3, 4, and 5. The 13<sup>th</sup> year of competition and fund raising. Cranberry Cup has raised over \$1 million since its inception. They are looking for sponsors, volunteers and more teams. They have changed the softball tournament to a

“pool play” each team would need to lose 3 games not 2 as was before. Go to [www.cranberrycup.org](http://www.cranberrycup.org) for more information. Mike can be reached at [mleon70@yahoo.com](mailto:mleon70@yahoo.com).

4. What’s New:

Duane quickly reviewed the just opened, alterations in progress, opening soon and under construction. This can be found in detail at [www.cranberrytownship.org/index?NID=1576](http://www.cranberrytownship.org/index?NID=1576). Additional discussion on:

- a. Sheetz. The Sheetz on Freedom Road is expected to begin construction any time now. The Sheetz on Ehrman Road is expected this summer and the construction of the traffic signal at Route 19 and Ehrman Road will start at the same time.
- b. North Catholic High School is in land development process. This process is being coordinated with Seven Fields.
- c. Is Snap Fitness moving into Gumberg’s Mall? Cranberry Township does not have this information

5. Open Discussion:

- a. Chris Mathews asked when the Parks and Recreation survey information would be released? This information can be found at : <http://www.cranberrytownship.org/index.aspx?NID=1834>, the final product will be presented to the Board of Supervisors on May 3<sup>rd</sup>.
- b. John Milius had several questions regarding the transfer of his HOA from the Developer to the residents. General feedback was that BelleVue needs to fill the empty Board positions on the board with the Developer, even if they do not have voting privileges yet. John asked if there was a database of contractors that the other HOA’s use. The Forum indicated there was not a data base, but they could share the contractors that they have with him. John did not have a HOA email for BelleVue to share at that time. However, you may forward any information to [duane.mckee@cranberrytownship.org](mailto:duane.mckee@cranberrytownship.org) and Duane will see that John gets it once that email address is established.
- c. Larry Henne had several questions regarding sound buffering at Norberry Court. Duane offered to meet with him to review his questions in more detail at a later date.
- d. Chris Chickey asked if Winchester Farms would be paved because there were a lot of cracks. Duane indicated that their road probably was no on the resurfacing list but the paving list is posted on the Township’s web site and that Public Works was increasing their crack sealing program.

6. June 11, 1012 moderator is Mary Lynn Kasputis