

Cranberry Township HOA Forum

Meeting minutes

December 10, 2012

Attendance:

Rose Warren, Freedom Woods
Mary Sanguigni, Freedom Woods
Bob McClure Glenbrook Manor
Mary Lynn Kasputis, St Leonard's Woods
Kim Lukens, Madison Heights
Kim Perez, Madison Heights
Mark William, Shadow Creek
Beth Hernandez, Shadow Creek
John Millius, Bellevue
Ed Smith, Bellevue
Bill Zinsmeister, Bellevue
Harry Ehamn, Bellevue

Moderator: Duane Mckee, Cranberry Township

Minutes: The September 10, 2012 minute were approved.

Discussion Topics:

1. Contractors and businesses, Duane mentioned that several businesses and contractors have contact him for HOA contact information. He has not provided the contact information but offered to collect the contractor and business information to then share with the HOA's in the quarterly meeting minutes. The Forum agreed this was a good idea and Mary Sanguigni offered that her information could be provided to the contractors and businesses.

a. Fun For All has contact Duane regarding their desire to offer a neighborhood Deal Day. They would offer special prices for the neighborhoods. The flier is attached. Contact information is dan@funforeall.net.

b. Lawn Care services.

Andrew Metarko - Owner
Metarko Landscaping LLC
508 Perry Hwy.
Harmony, PA 16037
(724) 473 0448 -office
(724) 816 8531 -cell
Commercial & Residential, fully insured.

They have a full supply yard some of the materials we carry are - dyed brown , black & red mulch , regular double shred mulch , mushroom compost , screened & raw topsoil, fill dirt, river rock , 2b gravel, pea gravel , 2b limestone, #3 limestone , 2A modified limestone, limestone chips, limestone dust, bulk salt, Sandstone boulders, straw bales , pipe fittings & pipe, concrete parking spot curbs , firewood , pipe glue & primer, landscape fabric & much more.... Delivery or pickup. Some of the services they offer are - Mowing, mulching, spring & fall cleanup, planting, aerating, fertilizing, under

drains, foundations & footers, bolder steps & walls, patios, retaining walls, concrete work, brush hogging, landscape design, snow plowing & much more.....

2. Street tree trimming, Cranberry township has completed trimming the street trees in the first neighborhood this year. Hazelwood Farms was trimmed. The street trees are trimmed by the Township's contract on the street side to a height of 14 feet. The Township asks that the resident trim up the trees on the sidewalk side to 9 feet. Provided the homeowner's trim the trees just prior to the Township's trimming, the contract will take the limbs away for the homeowner. Winchester Lakes is next to be trimmed. Most street trees do not need trimmed until; they are about 7 – 11 years old. The Township will notify the HOA before any work or resident notification are sent out regarding tree trimming.

3. Duane mentioned that he would like to start lining up guest speakers for next year. Professionals such as insurance agents, attorneys, landscapers etc.. these professionals can help to educate the HOA Board members and answer questions. Mark from Shadow Creek suggested I collect questions from the HOA's prior to the meeting. Duane agreed to send out an email a week before the agenda is developed to solicit questions from the HOA's. All agreed this would be a good idea.

What's New:

1. Duane reviewed 8 just open locations and 7 opening soon locations.

Under Review:

1. Home2 Suites at the corner of Krostoffer and Long Tree Way
2. Red Lobster will build on the Kings Restaurant site at the Cranberry mall
3. Cadence light manufacturing an West Kensinger Drive

Check out <http://pa-cranberrytownship2.civicplus.com/index.aspx?NID=1576> for more details on what is being built and proposed for development in Cranberry.

Open Discussion:

1. Mary mentioned she had a rash of vandalism in Freedom Woods. Black and yellow spray paint. No other HOA's had the same issue. She has made two separate police reports.
2. John from Bellevue Park reported he had a water line break on Isleworth lane. He questioned the Forum on who should pay for the repairs. It was agreed that the Township owns the water line to the curb stop, then the HOA owns the water line from the curb stop to the manifold, then the separate lines into each unit are the homeowner owns responsibility. The break was apparently caused by the mechanical malfunction created during installation 3 years ago. To many years for a warrant claim, but they have a bill for \$1,600. John also questioned whether they should sue the contractor that installed the line. This received mixed reviews, but consensus seemed to be it would cost more than it was worth.
3. Glen Brook reported that they have had several bear sightings. Mary Lynn from St, Leonard's Woods has also seen a bear crossing Franklin Road at her neighborhood. The bears have not been very close to the houses.
4. Mark from Shadow Creek asked when his roads might be resurfaced and if the roads will be repaired first. Duane indicated he expected the roads to be resurfaced next year and that they would use several methods such as milling, scratch coating and full dig outs to repairs the roads before resurfacing. Bellevue had the same question.
5. John from Bellevue asked how the other collects delinquent fees. First it was mentioned that the covenants and bylaws should provide the method for late fees and time line of collection.

Freedom Woods charges \$10 a month, Glen Brook charges \$5 per month. After 3 months the fees are sent to an attorney or taken to the local magistrate. However it was agreed that the Board should adopt a process and create a president on how this was done so the method is consistent. Even if the Board changes the process should be consistent. If the homeowner doesn't pay then the Board can either take the issue to the court or have an attorney do that for them. Glen Brook offers a discount if the homeowner pays early, this has created about a 95% payment in the first month of the year.

6. The forum discussed what reasonable wages are for s plumber. Bellevue was charged \$98/hr for the plumber to repair their water line break. Some felt this was a normal price, others were not sure if the price included the equipment use. Bellevue though the \$1,600 they were charged for the repair was unfair.

No Moderator was selected

Next meeting: March 11, 2013 at 6:30 in Room 203 is the next HOA meeting.

Meeting adjourned.