

Cranberry Township HOA Forum

Meeting minutes

June 11, 2013

Attendance:

Rose Warren, Freedom Woods
Mary Sanguigni, Freedom Woods
Chris Matthews Glenbrook Manor
Angela Rankin, Glen Eden
Kathy Newcomer, Stonefield & Farmview
Larry Henne, Creekwood Commons, Norberry
Brian Kile, Crossings
Marbeth Murdrany, Greenfields Estates
Karen Scherzer, Greenfields Estates
Valerie Steinmetz, Hampshire Woods
Chris Hickey, Winchester Lakes
Bill Labovitz, Guest Speaker Attorney
Jim Blew, Timberline

Moderator:

Chris Matthews, Glenbrook

Minutes: The March 10, 2013 minutes were approved.

Discussion Topics:

1. Guest speakers on Insurance
 - a. Bill Labovitz, Attorney from Rothman Gordon
412-338-1178
 - Bill has worked for both Developers and HOA's with regards to resolving legal issues
 - Bill stressed the importance that Board members stand their ground and be consistent with a reasonable approach with regards to enforcement
 - Bill provided several examples of difficult situations.
 - This was a new community and a resident constructed of a large shed, 18x20. The covenants did not specify a size of shed that would be permitted. Bill indicated this issue was won by the HOA by using the architectural committee and a reasonable approach in good faith. The Board does have a broad discretion in interpreting the rules.
 - A resident built a seasonal room without architectural approval. The structure did not comply with the rules. The board won this issue and the building was removed. Bill pointed out that issues like this are much easier to address when they are caught early. Many District Judges (DJ's) will consider the financial impact of the ruling by the HOA Board.
 - Bill caused that the ADA and disabilities act can override HOA rules. However, the Boards should request written proof of the disability from a doctor or other professional.

- Boards should reach out to the residents. They are in itself a small government. They should make their positions known. Entertain open meeting, picnics or any type of social gatherings to create a situation to talk with the residents to make sure everyone is aware of the rules.
 - Bill said the Boards should have a consistent aggressive approach to collection of dues. Use the progressive letter with deadline and attorney fees approach. This approach does work and is usually upheld by the DJ.
 - Rules and Regulations may be changes by the Board. Covenant and By Laws will typically require a percentage of the development to vote.
 - Voting can take place many different ways. Some Covenants outline the process, but he has seen the votes done verbally, on line or closed ballot.
2. The Slow Down Campaign is underway. 15 developments have participated. We will need additional donations for the 2014 campaign to buy more yard signs.
 3. Cranberry provided a flier regarding yard all of this summer's events.
 4. Duane asked for volunteers to create an online committee to discuss how we select quest speakers. Angela Rankin was the only volunteer.

New Developments Duane reviewed new developments occurring in Cranberry Township:

What is New: ---Visit <http://www.cranberrytownship.org/index.aspx?NID=1576> for more information

Just Opened:

1. Battery Giant – 10 St. Francis Way
2. Chatham Commons – building 4, Powell Road
3. Rochester Village – Building 1 Rochester Road, Park Place M phase
4. Meadows Frozen Custard – formerly Cranberry Creamery
5. Junipers Grill – 2030 Mackenzie Way – Cranberry Crossroads, Route 228

Opening soon:

1. Emiliano's Restaurant – 20111 Route 19, Cranberry mall
2. Field & Stream – 1000 Cranberry Square Drive, formerly Dick's Sporting Goods
3. Sheetz and office building– Ehrman Road

Under Review:

1. The links of Cranberry - Glen Eden & Freshcorn
2. Cranberry Vista Apartments – Glen Eden & Freshcorn
3. Cranberry Crossroads West – Mackenzie Way
4. Ehrman Farms, Phase 9 – Old Ehrman Road
5. UPMC and Pittsburgh Penguins actively searching for a site on Route 228.

Open Discussion:

1. Larry Henne suggested we consider someone for the butler County Housing Authority as a guest speaker.
2. Marybeth from Greenfields asked if anyone had a standard “ Welcome Package” for new residents. There were none offered at the table, but Angela Rankin was familiar with a professional service in the area. Angela took Marybeth's contact information.
3. Brian Kile asked Bill ,the attorney, if there was any way to reclaim the HOA dues after a foreclosure. Bill mentioned that it is possible but rare. The HOA needs to contact the lender or the sheriff's office, depending on the situation to ask for consideration.
4. Karen mentioned that since the Powell Road closure people have been speeding into there plan and the turning around. Duane said he would look into it.

5. Jim said Timberline HOA has been very passive in its enforcement, what should he do? Bill, the attorney, said there are two options. One is to continue as is the other is to inform the residents there will be changes, set up a public meeting and reintroduce the rules.

6. Chris H. mentioned she know some developer just use template covenants, some do not even match the type of development. Bill, the attorney, said those would have to be changed and the process to do that should be in the covenants and by laws.

Moderator was selected: Marybeth Murdrany

Next meeting: September 16, 2013 at 6:30 in Room 203 is the next HOA meeting.

Meeting adjourned at 7:36.