

**Minutes of the Cranberry Township
HOA Forum
Monday, March 10, 2014
6:30 p.m. Room 203**

Attendees:

Bill Calder, Isleworth, Bellevue Park

Mary Sanguigni & Rosemarie Warren, Freedom Woods

Tom D'Andrea, Gary Taylor, Reg Brown, Settler Grove

Angela Rankin, Glen Eden

Jim Lynskey, Franklin Ridge

Berry Hicks, Timberline

Moderator, Duane McKee, Assistant Township Manager, Operations

1. Meeting called to order at 6:35 p.m., with introductions
2. Name and email list was reviewed. Corrections were made.
3. Duane introduced the Slow Down Campaign for the 2014 season. Last day of school is June 6, so that is the start date. The Campaign will run for one week. Provided a short explanation for the group. Mary Sanguigni suggested we not limit the number of participant but provide a dead line for signing up. She thought the program would benefit from a larger participation. Additional donations or sponsors are welcome.
4. Guest Speaker Angela Rankin, Cranberry Property Management (CPM)
 - i. Phone 724-799-5152, cell 412-996-4992
 - ii. Email: Angela@cranberrypm.com
 - iii. Address: P.O. Box 2225, Cranberry Twp., PA 16066
 - b. CPM and Angela work for the HOA Board.
 - c. CPM can perform financial services and assist in collection of dues
 - i. Initial compliance is attempted by CPM before an attorney is used.
 - d. CPM will tailor the financial reports to meet the Board's needs.
 - e. Re-sale certificate, CPM will inspect the house and lot prior to executing the re-sale certificate. This is one of the last chances to get existing HOA violations corrected.
 - f. CPM will then follow-up on violations.
 - g. Forum question on re-sale certificated. What can we do if the house is sold without the re-sale cert.? Response. You can go back to the agent that sold the house or maybe the bank.
 - h. CPM can function as a moderator for the Board to help resolve issue with residents.
 - i. Forum question. Can CPM create web sites and send out mass emails to communicate with the residents? Yes, CPM can provide a web site and send out mass emails if they have the email addresses.
 - j. Forum question. Will CPM inspect the quality of the work performed by the HOA's contractors? Response. Yes CPM can inspect contracted work. CPM can customize the contract to perform any work that the board desires.

- k. CPM can do the end of year accounting for the HOA's. CPM uses a CPA firm that provides very good prices because the volume of work that CPM provides.

What's new in Cranberry:

Duane reviewed numerous new land developments and store openings. A detailed list can be found at <http://www.cranberrytownship.org/index.aspx?NID=1576> (CranberryTownship.org/JustOpened)

5. Open Discussion:

- a. The Forum requested the street resurfacing list. Duane said he would send it out.
 - b. Question on Twp. building permits. Can the Township require homeowners to contact the HOA before a building permit is issued Duane said the permit process does ask the homeowner to contact the HOA. But the Township does not require this notification. Duane said he has discussed this with the Codes Department and will again, but there seems to be some limitations on the Township's ability to require the notification.
 - i. The Codes Department gains its regulating ability from the PA Uniform Construction Code, this does not give them the ability to enforce the self-imposed rules developed in the HOA Rules and Regulations. The plan reviewers do remind people to contact the HOA whenever possible but they cannot require the applicant to contact the HOA.
 - c. Franklin Ridge asked if they could try to reclaim the costs associated with maintaining a empty lot that just recently sold. CPM indicated that they should be able to. Duane was aware of the lot in question and said they could certainly try but he was not sure if they could force payment.
 - d. Franklin Acres request professional advice from Cranberry Township on the maintenance of their detention ponds. The Township's engineering department will contact him.
 - e. HOA owned Dam Permits have become a point of attention with DEP. There are several HOA's in Cranberry that have detention pond or recreational ponds that have Dam permits. DEP has recently changed their opinion on what constitutes a dam. This has created the need for several HOA's to get a dam permit. There is a cost for this. The application fee, and inspection fee and possible consultant support fees. Call the Township's engineering department for additional information.
 - f. A concern about dogs in the parks. The forum thought it would be nice if there was a trail to walk dogs, and not just a dog park.
 - g. HOA Forum requested a list of roads for paving in 2014. Roads are listed below.
6. Moderator for next meeting: Bill Calder, Bellevue Park, Isleworth
- 7. Next Meeting is set for June 9, 2014 at 6:30 Room 203 of the administration office in the Municipal building.**
8. Adjournment: 8:05

2014 Paving list

Residential		
Street	To	From
<i>Blue Ridge Estates</i>		
BLUE RIDGE DR	POWELL RD	CUL-DE-SAC
VALERIE DR	BLUE RIDGE DR	BLUE RIDGE DR
HELEN CT	VALERIE DR	CUL-DE-SAC
LUNDY CT	VALERIE DR	CUL-DE-SAC
MEADOW GLEN CT	VALERIE DR	CUL-DE-SAC
MELISSA CT	LUNDY CT	CUL-DE-SAC
<i>Winterbrook</i>		
WINTERBROOK DR	BEAR RUN RD	WINTERBROOK DR
<i>Cranberry West</i>		
WOODCOCK DR	ALLEYNE DR	JOYCE DR
KAREN CT	WOODCOCK DR	CUL-DE-SAC
<i>Glenbrook Manor</i>		
GLENBROOK DR	HILLCREST DR	MEADOWBROOK DR
EDGEWOOD CIR	GLENBROOK DR	CUL-DE-SAC
CLOVER CT	GLENBROOK DR	CUL-DE-SAC
<i>Laurelwood</i>		
LAURELWOOD LN	NORMAN DR	CAMBRIDGE CT
<i>Mystic Pine</i>		
MYSTIC PINE TR	POWELL RD	DEAD END
<i>St. Leonards Woods</i>		
ST LEONARDS LN	CUL-DE-SAC	CUL-DE-SAC
<i>Cedarbrook</i>		
WINDSOR CT	GLEN EDEN RD	CUL-DE-SAC
Street	To	From
Collectors		
GOHRING RD	9654 Ghoering Road	New Pavement
GLEN RAPE RD	Wakefield Estates	213 Glen Rape Road
HAINES SCHOOL RD	KATHERINE DR	FREEDOM ROAD
LEONBERG RD	MARSHALL RD	CUL-DE-SAC
MARSHALL RD	ROWAN RD	LEONBERG RD
NORTH BOUNDARY RD	MARSHALL RD	PINEHURST DR