

**Minutes of the Cranberry Township  
HOA Forum  
Monday, September 12, 2016  
6:30 p.m. Room 2403 (203)**

**Attendees:**

Tom D'Andrea, Settlers Grove	Valerie Steinmetz, Hampshire Woods
Angela Rankin, Glen Eden	Dave Insana, Autumn Hill
Kathy Newcomer, Stonefield	Erin Berg, Marshall Woods
Mario Fierro, Briar Creek	Al Coulter, Ehrman Farms
Nancy Hans, Hunters Creek	Knut Simonson, Freedom Woods
Jean Tripp, Highland Village	Bob Star, Cedarbrook
Tracey Brezicki, Winchester Farms	Dave Weber, St. Leonards Woods
Rosemary Warren, Freedom Woods	Nick Pecora, Park Place, Phases M1, M2, M3
Jeff Lovell, Marshall Woods	

**Moderator:** Duane McKee

Meeting called to order at 6:30 p.m.

1. Last month's meeting minutes, no corrections
2. Name and email list was reviewed. Corrections and additions were made

**Discussion Topics**

1. Guest Speaker: Angela Rankin, Community Management Company
  - a. Provides HOA management services
  - b. Has been in business for 6 years
  - c. Can manage only one portion of the boards duties or all them
  - d. Work for the HOA board, everything is approved by the board before acting
  - e. Can help collect late fees, will go to the magistrate if necessary
  - f. Could assist in purchases of services and goods, utilizing economy of scale
2. Sears provided fliers, also soda, chips and buffalo chicken dip for snacks
3. 2016 Slow Down Campaign:
  - a. Another success, over 30 participants
  - b. Speed data and record of citations and warnings issued by the Police will be available next meeting
  - c. Campaign is held in the Fall (school starts) and the Spring (school ends) for about 1 week
  - d. Guidelines, <http://www.cranberrytownship.org/DocumentCenter/View/20530>
4. Sidewalks and winter maintenance
  - a. It is that time of year again. remind the residents to keep sidewalks clean of snow and ice 48 hours after any winter event

- b. Township can assist in these matters, but we do not patrol sidewalks for winter maintenance
  - c. Clarified that ADA regulations with regards to sidewalk only involve sidewalks leading to a handicap accessible door on a facility or other accessible location
5. Post to a wall - Developing a Cranberry HOA Facebook
- a. This is a “secrete” page; no identities are displayed.
  - b. You need a Facebook account, but only Duane can approve. You just ask to join the page, Duane will verify you are a HOA board member and then authorize your access
  - c. The page will allow us to share information, ask questions even share documents. The Facebook page will include all the same information as the web page does. Just another option to communicate.
  - d. You can sign up for alerts regarding postings, even meeting reminders that are on the calendar.
  - e. The web page for this face book is:  
<https://www.facebook.com/groups/573961276116704/HOA@cranberrytownship.org>

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

**Opening Soon:**

- 1. Salon Centric - 20325 Route 19 (Cranberry Gardens Plaza)
- 2. Dittman Eyecare - 20808 Route 19
- 3. Bimba - 230 Executive Drive
- 4. Elles Beauty Bar - 9100 Big Spring Drive
- 5. Burgerz and Dogs - 1185 Freedom Road
- 6. Genco - 700 Cranberry Woods Drive
- 7. Union Orthotics - 9130 Marshall Road
- 8. Edward Jones - 2009 Mackenzie Way
- 9. J. Gumbos – St. Francis Way
- 10. Rally House – Streets of Cranberry

**Under Construction:**

- 1. Ron Lewis Preowned Expansion - Route 19
- 2. Forest Edge – residential plan on Hope Road

**Soon to Start Construction:**

- 1. Cochran Collision – Park Road
- 2. Canine Day Care Facility - Commerce Park Drive

### **Under Review:**

1. Eagle Ridge – residential plan on Ehrman Road
2. Sterling Properties – Commercial distribution warehouse on Marshall Road

### **Township Projects:**

Duane briefly reviewed several Township Projects:

1. The roundabout at the intersection of North Boundary Road and Marshall Road to be completed this fall. Funded by developer contributions and impact fees.
2. The Miracle League playground at Graham Park to be completed by September 24.

### **Open Discussion**

1. What is the digging taking place on Glen Eden Road?  
Response: a sewer line extension and sewer lateral by the lot (home) on Glen Eden Road.
2. Dog in the park resolved yet?  
Duane responded that the Parks Comprehensive Plan has a survey out and we are waiting for the results. At this time, there are no dogs allowed in the park.
3. Brief discussion on street trees. The Township will have a fall trimming program for the street side of the street tree. The residents own the sidewalk side. However, the Township will remove homeowner trimmings from their side of the street tree.
4. When is the new oriental place on Route 19 (Panda Bear) ever going to get done?  
Response: It is Panda Express & we don't really know but it appears to be taking a long time; Workers were observed on Sunday though.

Next moderator: Dave Weber, St. Leonards Woods

Next HOA Forum meeting will be December 5, 2016 at 6:30 p.m. in room 4203 (203) second floor of the administration building. The date is a correction from the meeting agenda

Adjournment: 7:35 p.m.