

**Minutes of the Cranberry Township  
HOA Forum  
Monday, December 5, 2016  
6:30 p.m. Room 2403 (203)**

**Attendees:**

Tom D'Andrea, Settlers Grove  
Angela Rankin, Glen Eden  
Kathy Newcomer, Stonefield  
Nancy Hans, Hunters Creek  
Jean Tripp, Highland Village  
Laura Riley, Timberline  
Rosemary Warren, Freedom Woods  
Jeff Lovell, Marshall Woods  
Tom Anderson, Freedom Woods  
Steve Bayer, Kingsbrook

Valerie Steinmetz, Hampshire Woods  
Rosemarie Warren, Freedom Woods  
David McComb, Marshall Woods  
Knut Simonson, Freedom Woods  
Max Lescominsky, Greenfield Estates  
Dave Weber, St. Leonards Woods  
Steve Minalacki, Greenfield Estates  
John Milius, Villas of Islesworth  
Knut Simson, Freedom Woods

**Moderator:** Tom D'Andrea

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

1. Last month's meeting minutes, no corrections. One correction Cranberry Community Management was the guest speaker, not "Community Management Company".
2. Name and email list was reviewed. Corrections and additions were made

**Discussion Topics**

- a. 2016 Slow Down Campaign 3 warnings, 3 citations, 4 stops. The program is still received very positively. The largest number of HOA's joined. Average speed decreased 1 – 3 mph.
- b. Update on the private HOA Forum Facebook page, 16 members. Continue to look for new was to communicate. <https://www.facebook.com/groups/573961276116704/HOA@cranberrytownship.org>
- c. Neighborhood block parties and gatherings, The Township, EMS and Fire Department are interested in reaching out during these occasions. The first quarter of next year the Township will be more active in looking for ways to reach out, even provide assistance is developing block parties and other HOA functions.
- d. Township's water meter changeout program. Program to begin early next year. Township will be replacing 7,200 meters in the Township. This will require access to the house. There will be door knockers, letters and emails asking homeowners to make an appointment. The Township will offer evening and weekend appointments to make the process as convenient as possible. Duane handed out examples of the correspondence that will be used. One page of the handout mentioned pressure tanks, the Township will not be touching the pressure tanks in any way, only the meter in the house and the touch

pad (black box) on the outside of the house. The change of the meter should take 20 minutes or less.

3. Question on the ordinance revision regarding medical marijuana. Duane said he was not totally familiar with this and would check with the planning department. In general, the State regulates this operation. There are two parts, growing and selling. A company cannot do both on the same location. The growing will be permitted in areas zoned agricultural. The sale will be permitted in location that are zoned for pharmaceutical sales; however, the sales can only take place in a standalone building and must meet all zoning requirements for the sales of pharmaceuticals.

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

**Opening Soon:**

1. Union Orthotics - 9130 Marshall Road
2. Victor Products USA - 700 Thomson Park Drive
3. Pittsburgh OBGYN - 51 Dutilh Road
4. Ecolab - 51 Dutilh Road
5. Charles Schwab - 2080 Mackenzie Way
6. Dedicated Nursing Associates - 51 Dutilh Road

**Under Construction:**

1. Cochran Collision Center, Park Road

Soon to start construction:

1. RE Michel expansion – Leonburg Drive

**Under Review:**

1. Laurel Point – 156 residential homes on Franklin Road ) Fresh Air Camp)
2. Schneider PRD – 81 Town homes Florida Boulevard
3. Element Hotel and Cracker Barrel – Route 228
4. Classic Rock Fabrication – light manufacturing W. Kensinger

Additional questions on development:

1. What are the buildings being constructed below the UMPC Penguins facility? Duane indicated they were both restaurants. Fire Birds and the second building has not been named yet. Perhaps a Burgatory? (hamburger restaurant)
2. What is the building going up on Thornhill extension? A Goodwill distribution center and store.

**Township Projects:**

Duane briefly reviewed several Township Projects:

1. The tunnel under Route 228 to allow traffic to exit I79 north bound and loop down and under Route 228 to access properties to the north. Final design is near completion. Construction timeline is determined by the Developer provide most of the funding.
2. Freedom Road Turnpike bridge, utility relocation will begin in 2017, bridge construction in 2018.
3. The Turnpike overpass on Rochester Road is not anticipated to begin in the next 10 years. The Township will continue to work with the Turnpike on getting that date moved up.

4. Forum requested the Township look at the intersection of Route 19 and Glen Eden Road/North Boundary Road.

### **Open Discussion**

1. When will the street tree trimming program begin? The program is anticipated to begin in December
2. What can the HOA do when they are aware of break ins? The HOA can call 911 and use their internal communication tools (social media) to remind the residents to lock up and be aware, report strangers to 911.
  - a. Freedom Woods mentioned adding street lighting to the neighborhood, help them with security.
3. There was a brief conversation about the random vehicles, Uber making deliveries in the neighborhoods. This seems to be a trend. If you see someone walking away from the house, that may be a problem. Call 911.
4. Who manages the election. It was reported that the election propaganda was on tables inside one of the voting locations. Duane indicated this was all controlled by Butler County Bureau of Elections.
5. Marshall Woods mention they would like to see a more transparent connection to the Board of Supervisors meetings. In November he received a cancelation and then learned there was an item on the agenda he was interested in and did not have that opportunity. He did even get an agenda. Duane said he would check into the Townships alert/notification process to see what can be done.
6. Tom D'Andrea still having trouble with the Facebook invite. Duane promised a call the following day to get that straightened out.

Next Moderator: Nancy Hans – Hunter Creek HOA

Next HOA Forum meeting will be March 6, 2017 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: 7:11 p.m. called by Tom D'Andrea second by John Milius



(Date)

(Customer Address)

**Re: Water meter replacement**

Dear Customer,

As you may already know, Cranberry is changing its system for metering water consumption. We're doing it to give our customers a more accurate, more timely, more useful method for monitoring and managing their water use. We are doing away with sending out meter readers to manually collect your water readings every month as we have been doing for many years.

A key part of that changeover is the replacement of more than 8,000 older water meters over the next 18 months. They will be exchanged for new ones that continuously measure water use and transmit that information to our accounting office every few minutes. That means your bill will be based on real use information; estimated billing will become a thing of the past. In the future, you'll be able to track your use online. There is no charge for the meter upgrade.

The homes in your part of Cranberry will have their meters replaced by Newman Plumbing, Inc. A meter exchange takes about 20 minutes and requires access to the interior of the home as well as the presence of an adult. To reserve a convenient time, please call 1-888-437-0078 at your earliest opportunity and make an appointment.

We appreciate having you as a customer of our water service and we look forward to serving you even better in the coming years.

Sincerely,

Jason Dailey, Director  
Cranberry Township Public Works