

Cranberry Township HOA Neighborhood Forum

MONDAY, December 10, 2007 - 7:00 P.M.
MINUTES

Members Present:

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| Duane McKee, Assistant Twp. Mgr., Operations | Phil Stebler – St. Leonard’s Woods |
| Dave Root – Autumn Hill | Jim Sines - Woodlands |
| Dave Fisher – Highland Village | Rob Glentzer – Cranberry Heights |
| Rose Marie Warren – Freedom Woods | Mike Putney – Green Field Estates |
| Steve Mihm – Autumn Hill | Nancy Hans – Hunters Creek |
| Jim Blew - Timberline | |

- Still trying to collect web addresses from all Homeowner Associations. * Please forward your HOA’s web address.
- Duane McKee gave a development update
 - Sherwood Oaks – adding additional single family unites
 - Rite-Aid on Freedom Road (old beer distributor site)
 - Oak Tree (Oakleaf Motel site) - Buffalo Wild Wings & Cracker Barrel are the first tenants
 - “Barn” Located on North Boundary Road (landscape business)
 - Westinghouse – broke ground, should have building permit in 30 days.
 - Park Place – Access will be only on Powell Road; 77 homes along with mixed-use development.
 - Graham Park – Rough grading complete. The site development package will be advertised to bid in January.
 - Mystic Ridge – Located on Garvin Road, 3 phases, 47 homes

Duane McKee presented the HOA website and the links to known HOA web addresses. Dave Root suggested that the site be included on Property Finder. A member suggested that we add static information if a web address is not available. <http://www.cranberrytownship.org/hoa/>

- The Neighborhood Forum was given a brief overview of “The Cranberry Plan” and the Citizen Advisory Panel, which consists of approximately 80 Cranberry Township residents. The CAP consists of six (6) Task Force Groups: Economic Development and Redevelopment, Sewer and Water, Parks and Recreation, Public Image, Culture and Diversity and Transportation. A video was shown entitled “What Do We Want To Be When We Grow Up?”, which explains “The Cranberry Plan” and where Cranberry Township is going in the next 25 years.

- Duane McKee will keep the Forum updated on the Rochester Road Turnpike overpass and the Freedom Road bridge projects, as PennDOT works through the issues of new money for insufficient structures. Dave Root suggested that the members write to their state and county representatives.
- Duane McKee gave a quick overview of the Neighborhood Walk, which took place in Freedom Woods. It was explained that homeowners should call 911 for stray dogs, and the police will then get in touch with their contracted agency.
- Open Discussion: Bob Glentzer, Cranberry Heights asked the Forum about common areas and snow removal. Autumn Hill-Neil Kemmer – (724) 553-0792 (\$150). For grass cutting, Autumn Hill and Hampshire Woods use Jeff Lowry – (724) 462-5602. (\$50 – 7 to 8 acres)
- The Forum discussed how a “fine system” would work for homeowners who do not pay their dues. (1st time offense – waive fee, 2nd time offense – go in front of HOA Board, 3rd offense – Magistrate). It was indicated that it was not necessary to utilize an attorney if the covenants clearly outline the fine process.
 - Lawyers who work for HOA’s - Ed Kress (Autumn Hill); Rubenhoff (Freedom Woods); Bob Pasko (Cranberry Heights).
 - The individuals above may also provide management and accounting services.
- A Forum member asked about how other HOA’s handle their social event funding. Neighborhood events and costs were shared among the Forum. A few HOA’s maintain a social fun (Autumn Hill), but many have eliminated the funding due to possible liability. It was agreed by all that alcohol should not be provided by the HOA.
- Forum Members shared their HOA dues. See attached spread sheet.
- The next meeting will be **Monday, March 10, 2007 @ 7:00 PM, Rm. 203.**

NOTE: Please forward the direct contact information you would like posted on the Township HOA portion of the WEB. We will attach the information to the Development map. <http://www.cranberrytownship.org/hoa/>