

Cranberry Township HOA Neighborhood Forum

MONDAY, March 10, 2008 - 7:00 P.M.
MINUTES

Members Present:

Duane McKee, Assistant Twp. Mgr., Operations
Dave Root – Autumn Hill
Mary Sanguigni – Freedom Woods
Bob Glentzer – Cranberry Heights
Dave Fisher – Highland Village
Paula Crawford – Oakview Estates

Phil Stebler – St. Leonard’s Woods
Jim Sines – Woodlands
Rosemarie Warren – Freedom Woods
Sue Tylka – Green Fields Estates
Frank Dezort – Hunters Creek
Mark Rankin – Springfield Manor

- Ed Kress, Esq., who does work for several HOA’s in Cranberry Township, shared his ideas and thoughts on trying to improve the way HOA’s function.
 - HOA’s are governed under the Planned Community Act.
 - Need 66 percent of your HOA to change the covenants.
 - Ed Kress explained that the “fine” system works the best, because it’s done internally and legal fees can be avoided.
 - Suggests that a hearing be set before the HOA fines homeowners. It depends on the violation before a decision should be made through a fine notice.
 - Fine on a daily basis and per incident. (\$25 to \$50 per day)
 - Have consistency in the application of fines.
 - Before fines are levied, have flexibility on payment and completion dates.
 - HOA’s can fine the bank in a foreclosure, if the home is not being taken care of.
 - Provide information regarding the “fines” system on the Resale Certificate.
 - If there is an issue with a structure on an owner’s property, Ed Kress suggested that the HOA call the township zoning officer first.
 - An application should be submitted before building or making improvements on a homeowner’s property.
 - There is not an Ordinance in place for noise in Cranberry Township.
 - Be aware of what is on common areas to avoid being sued.

- Duane McKee gave a development update:
 - Oaktree Place - Buffalo Wild Wings walked; Cracker Barrell is still in.
 - Graham Park – Football field to be complete Fall of 2008. Out to bid for infrastructure. Bids are due 3/18/08. The dog park is moving forward. The Cranberry Rotary submitted a \$10,000 check, and the Rotary promised an additional \$35,000. Construction will begin soon.
 - Foxwood will start construction soon.
 - Sir Pizza transferred a liquor license from Zelianople and will be located beside Gateway Bank.
 - Houlihan’s will be located on the southern corner of Rt. 19 - Shops at Cranberry.

A liquor license has been requested.

- Building 120 (Westinghouse) added a second drive off of Cranberry Woods Drive.

- Links have been added to the Community Development website and are update monthly:
Developments Under Construction:
<http://www.twp.cranberry.pa.us/codes/construction.html>
Developments Under Review:
<http://www.twp.cranberry.pa.us/codes/plans.html>

- Phil Stebler asked the forum what their thoughts were on how much of a reserve should be kept in the HOA account for upgrades.
 - Bob Glentzer (Cranberry Heights) suggested building up a bigger reserve.
 - Dave Root (Autumn Hill) suggested using an assessment as an emergency fund and charging half of the annual dues to new homeowners to help build a reserve.
 - Unless voted by the Board, HOA's are not permitted to spend over \$10,000 for improvements.

- Open Discussion:
 - Rosemarie Warren and Mary Sanguigni (Freedom Woods) asked about run-off solutions to homes built in the late 80's/early 90's. Duane explained that new ordinances are now in place. Mark Rankin (Springfield Manor) said he will be calling Jason Kratsas, Director of Engineering, to come take a look at some developing issues.
 - Frank Dezort (Hunters Creek) would like the Township and the HOA to get together to discuss building a bridge versus a longer trail and no bridge from Hunters Creek to Graham Park.
 - Bob Glentzer (Cranberry Heights) asked what to do with items that are collected during spring cleanup. Duane McKee said he will find out and let Bob know.
 - Mary Sanguigni (Freedom Woods) asked where to get a PRD (Planned Residential Development) street sign for her neighborhood. Duane suggested that she call Ron Henshaw, Director of Community Development.
 - Sue Tylka (Green Fields Estates) asked the Forum for names of landscapers and website designers for her HOA.

- The meeting adjourned at 8:30 PM.

- The next meeting will be **Monday, June 16, 2008 @ 7:00 PM, Rm. 203.**