

# Cranberry Township HOA Neighborhood Forum

**MONDAY, June 16, 2008 - 7:00 P.M.**  
**MINUTES**

**Members Present:**

Duane McKee, Assistant Twp. Mgr., Operations  
Linda Rocco, Adm. Assistant, Cranberry Twp.  
Mary Sanguigni – Freedom Woods  
Bob Glentzer – Cranberry Heights  
Dave Root – Autumn Hill  
Jan Stevens – Cranberry West  
Anthony Bertolino – Hunters Creek

Phil Stebler – St. Leonard's Woods  
Earl Grubbs – Ehrman Farms  
Rosemarie Warren – Freedom Woods  
Sue Tylka – Green Fields Estates  
Karen Scherzer – Green Fields Estates  
Chris Matthews – Glenbrook Manor  
Ron Huffman – Stonefield & Farmview

- Ed Kress, Esq., spoke about ways to avoid having sex offenders living in developments with active HOA's. Megan's Law Website flyers were distributed to the Forum. Log on to [www.pameganslaw.state.pa.us/](http://www.pameganslaw.state.pa.us/) to find out additional information. HOA's cover approximately 70 percent of Cranberry Township, and Ed explained that Cranberry Township cannot ban sex offenders, but a Homeowner's Association can. He stated that having a sex offender living in your area could hurt property values. He also explained that the covenants would have to already be in place before a sex offender moved into your development. Ed is continuing his research on safety enforcement and creating ways to protect homeowners. He also mentioned that other communities have already put a system in place. More information will follow at the next meeting. If you have questions or concerns, please call Ed Kress at (412) 719-4659.
- Sergeant Dave Kovach, Cranberry Township Police Department, was asked by Jeff Schueler, Director of Public Safety, to give an update on crime in Cranberry Township. Dave stated that crime in the Township runs in cycles and is reminding residents to lock cars and homes. "Yard turfing" has also been a problem in the Township. If you witness this activity, call 911. With graduation parties taking place this time of year, he wanted to remind the homeowners that supplying alcohol to minors, even if they're not planning on driving a motor vehicle, is against the law, and the homeowner will be fined \$2,500 for the first minor and \$1,000 for each additional minor. Dave mentioned that crack and cocaine are becoming more popular than heroine, as well as prescription drugs found in the home, i.e., pain medication. In the Spring, he explained that there are a lot of scam artists. These criminals are charging \$500 to reseal driveways with motor oil, instead of driveway sealer. Dave advised to check with the Better Business Bureau before paying for any type of services. All solicitors are required to have a permit. The only way of gathering the data is to call 911.

Dave also explained that the new Cranberry Township website will have a section for the police department to counter rumors. He stated that the Cranberry Township Police Department is accepted very well by the media, and they are working on interactive forms.

The new webpage should be up and running soon.

- Duane McKee gave a development update:
  - Graham Park – Football field will not be ready in September. Fill material is being hauled in for the dog park. The road will be constructed in the next few weeks. The grand opening will take place the end of July.
  - Westinghouse – footers were poured.
  - Park Place/Bellevue Park – broke ground. Bellevue Park is further ahead than Park Place.
  - Freedom Square – Freedom Diner had its Grand Opening on Friday, June 6<sup>th</sup>.
- The Forum was given a brief view of the new Cranberry Township's New Website, which is now up and running. Log on to [www.cranberrytownship.org](http://www.cranberrytownship.org) to check it out.
- Comprehensive Plan Update – Duane gave a brief update on the Cranberry Plan. The Task Force participants from the Citizen Advisory Panel made their presentations to the Steering Committee at the June 10<sup>th</sup> meeting, which will benefit in the development of the three (3) growth scenarios.
- Street Name Sign Survey – Please complete the survey and return it to the Township ASAP. Duane stated that signs are normally replaced around the same time the road is resurfaced. Several HOA's voiced an opinion on if they could purchase Township signs because their roads will not be paved in a number of years. The HOA would install the signs. Duane said he would look into this and get back to them. The new Cranberry Township signs will be highly reflective with 6" letters.
- Eastern Massasauga rattlesnake – Duane announced that habitat was found, but no snakes were found near the site of the proposed Heights Drive Extension and Rt. 19. The consultants turned in the report and the groundbreaking will take place in late Spring. Indian artifacts are also being looked for in that same area.
- Community Days (July 11 and July 12) – The Forum was given a brief explanation of the two-day event. Log on to [www.cranberrytownship.org](http://www.cranberrytownship.org) for more details.
- Cranberry Cup – Anthony Bertolino, from Hunters Creek, explained the details of the biggest event in Cranberry Township, besides Community Days. Anthony encouraged all developments to participate and stated that all of the money raised stays in Cranberry Township. A \$10,000 donation was recently given to the Seneca Valley HS Football Coach and his family, whose son is battling a serious illness. This year's fundraiser will be in honor of Emil Steinmetz, who is waiting for a heart transplant. Registration Forms are now being accepted at the Cranberry Township Municipal Building. The schedule of events is as follows:
  - Friday, 8/1 – Cranberry Highlands Golf Classic, 10 AM; Kick-Off Party, 7 PM – 10:30 PM
  - Saturday, 8/2 – Cranberry Park, Opening Ceremony 10 AM, Softball Games
  - Sunday, 8/3 – Cranberry Park, Softball Championship Games, Raffle Drawing, 6 PM

- Phil Stebler updated the forum about his concern on how much reserve should be kept in an HOA account for upgrades. He stated that his development, St. Leonards Woods, hired “Reserve Advisors” out of Milwaukee for a fee of \$1,200 to help assist them in this matter. He hopes to have more information at the next meeting. Freedom Woods stated that they put half of their budget in reserve.
- Open Discussion:
  - Chris Matthews (Glenbrook) asked Duane if the Township has considered installing a left arrow signal at the intersection of Rt. 19 and Glenn Eden/North Boundary. Duane stated that he will look into the matter.
  - Dave Root (Autumn Hill) mentioned that he is visiting the fine system for homeowners who are not taking care of their lawn.
- The meeting adjourned at 8:20 PM.
- The next meeting will be **Monday, September 15, 2008 @ 7:00 PM, Rm. 203.**