

Cranberry Township HOA Neighborhood Forum

MONDAY, March 9, 2009 - 7:00 P.M.
MINUTES

Members Present:

Duane McKee - Assistant Twp. Mgr., Operations

Rosemarie Warren – Freedom Woods

Jim Rickard – Highland Village

Bill Anderson – Washington Farms

Dave Root – Autumn Hill

Sue Tylka – Greenfield Estates

Phil Stebler – St. Leonard’s Woods

Mary Sanguigni – Freedom Woods

Mike Berman – Spring Meadows

John Ceck – Hampshire Woods

Michele Strelec – Washington Farms

Earl Grubbs – Ehrman Farms

Tom Suttmiller – Spring Meadows

Jan Stevens – Cranberry West

Cathy Callan – Hunters Creek

Angela Rankin – Glen Eden

Mike Krause – Spring Meadows

Discussion Topics:

Cranberry Plan Update

- If you would like to comment on the Cranberry Plan, visit the Township Website. Public Hearing scheduled for March 24.

Penn Power Sub Station

- Penn Power has proposed a new 500kV/135kV power substation on a portion of the Cranberry Community Park, previously owned by Robert Lindner. Penn Power is evaluating alternative sites. A public meeting is anticipated for mid April.

Development Update – Duane McKee gave a brief update on the following projects in the Township:

- Graham Park – Grand Opening is May 16, 2009.
- Westinghouse – 500 Employees start in June, 1st and 500 in July
- Ehrman/Garvin Connector - Developer anticipates starting this Spring
- 110 Cranberry Business Park, sister building approved for construction
- Route 228 Regional Corridor Alliance, the group of businesses in Butler, Allegheny and Beaver County assembled to help move the Route 228 project forward. The Cranberry Chamber of Commerce is involved.

- Joint Purchasing of Services – a lot of interest by the Associations. Weymans Landscaping, 724-776-1645, kswey@zoominternet.net requested his company be shared with the group. Mary Sanquigni, msanguigni@zoominternet.net offered Jeff Brooks Landscaping as a qualified landscaper.
- Insurance Costs - Earl Grubbs from Ehrman Farms has been researching and collecting quotes on his HOA insurance. Earl saved \$4,000 last year. Earl plans on requesting quotes from Travelers, Nationwide and State Farm this fall.
 - Capital money in reserve was also discussed. It was offered that at least one year of operating expenses should be held in reserve.
- Best Practices for HOA's, Standard Operating Procedures or Continuity Book - Earl Grubbs shared his book with the group. This book helps to introduce procedures and protocol to new board members. The binder also contains contact information for the Associations, attorneys, landscapers, electricians, insurance companies, etc. Earl offered to provide a copy of his index page to help HOA's get started. He can be reached at egrubbs@zoominternet.net
- Cranberry CUP : A reminder that the CUP starts on July 31 and runs through August 2
 - Friday: Golf Outing and evening Kick-Off party at Cranberry Highlands Golf Course.
 - Saturday at 10 AM: Opening Ceremony at Graham Park
 - Saturday and Sunday : Softball Tournament
 - The CUP is accepting Neighborhood and Open Division teams Until May 1st. Contact Cathy Cortazzo at softball@zoominternet.net for more info or go to our website www.cranberrycup.org.
- Freedom Road improvements - The Federal appropriation released to the Press a few weeks ago has not been finalized. The Senate is expected to vote on the appropriations any day now.

Open Discussion

- Question by Glen Eden on code of ethics or conduct for HOA's. No one was aware of such a document.
- Speeding was discussed. It was agreed that all developments have speeding issues. Highland Village asked if the removable speed humps were acceptable. Currently the Township's policy does not permit vertical traffic calming measures. Dave Root mentioned that if you see a problem, call 911 with the license plate.
 - The speed board was discussed. Earl Grubbs mentioned that the passive approach could help and that if the Township does not have the money to buy the speed board (trailer), then the Association could pitch in money. Ehrman Farms offered \$500 to \$1000.00. Duane said that there was a good chance that the Federal appropriation program could fund the purchase. The Senate will vote on the appropriation any time now.
- Park Place - Hunters Creek asked when the phase closer to Rochester Road is set to start. Duane said that the phase along Powell Road has permits to build. The phase along Rochester Road does not have a start date. The turnpike overpass is not included in the road improvements required to be constructed by Park Place.
- Association Attorney - Ed Kress was suggested. He can be reached at 412-719-4659. Ed has helped several Associations with the Fine System.

- Street parking - Concerns about street parking were discussed. Dave Root pointed out that the ticket currently costs around \$135.00. Call 911 if you see a problem. Duane mentioned that Cranberry is working on a Township ticket for street parking. Roll out of the process may take place this year.
- Pedestrian Access to Graham Park. Hunters Creek asked what they need to do to get the trail built. Duane mentioned that the HOA should contact him to start the process on who is responsible for what. Also mentioned that the CAP is working on a comprehensive trail map for the Township.
- Street resurfacing - Spring Meadows asked if their streets would be paved. Duane said the plan is at the top of the list and should see some spot repairs and resurfacing this year. Dave Root mentioned that the road program is running on a 9-12 year plan, in which the Township anticipates resurfacing 10% of the road in the system every year.
- Dave Root reminded everyone that the Primary Election is on May 19th.
- Question was asked on Audits - The consensus was that the budget should be audited every year. Some bylaws require it.
- Question was asked about what can be done about the free papers dropped at the front doors - A number of people had the same problem. Earl mention that walking around and picking up the trash is something he does to help keep Ehrman Farms looking clean.
- Question on Dutilh Road at Route 228 - Phil Stebler mentioned that people try to cross over three lanes to make a left onto Route 19 and said this blocks the other lanes. Stated that we should put up a barricade. Duane mentioned that this issue has been around for a long time and that the barrier idea was met with opposition, because it restricts the right turns that was to top head towards Freedom Road and places the entire burden on the intersection of Short Street.
- How to run an HOA – A book that can be found in the Public Library. Angela Rankin mentioned that RJ Development was offering free copies to the HOA's in Cranberry. Contact Angela at angelalrankin@hotmail.com for more information.
- The next meeting will be **Monday, June 8, 2009 @ 7:00 PM, Rm. 203.**