

Cranberry Township HOA Neighborhood Forum

MONDAY, September 15, 2008 - 7:00 P.M.
MINUTES

Members Present:

Duane McKee, Assistant Twp. Mgr., Operations
Linda Rocco, Adm. Assistant, Cranberry Twp.
Ron Huffman – Stonefield & Farmview
Mary Sanguigni – Freedom Woods
Sue Tylka – Green Fields Estates
Karen Scherzer – Green Fields Estates

Phil Stebler – St. Leonard’s Woods
Rosemarie Warren – Freedom Woods
Tim Casey – Winchester Farms
Marko Maylack – Cranberry West
Ann Reale – Hampshire Woods

- Judi Boren, Cranberry Township’s Public Engagement Coordinator, spoke to the Forum about the “Cranberry Goes Green” free workshop that is scheduled for Monday, September 22nd in Council Chambers. It will be a panel discussion about how individuals, organizations, communities, businesses and homeowners can make every-day decisions with sustainability in mind. If you are interested in attending this important event, please contact the Chamber Office to reserve your seat – (724) 776-4949. Judi stated that more information is posted on the Cranberry Plan website by logging on to www.cranberrytownship.org and click on “Cranberry Plan”. You can also sign up for e-blast at that same website. Judi encouraged all members of the Forum and their associations to sign up to get up-to-date information about what is going on in the Township.

Judi gave a brief overview of the summary and PowerPoint slides from the survey results. She stated that the Township received 50 percent feedback. A full report can be accessed through the Cranberry Plan website. Judi announced that the Township is now in Phase 3 of their comprehensive planning efforts and moving rapidly into Phase 4. The Township received high rating in safety and traffic enforcement. Bike and walking trails did not get outstanding ratings, but explained that work is being done to improve that. The Township is also looking into setting up a Business Center for anyone who has a business in Cranberry Township or is looking into starting a business here. Judi stated that there are plans to begin a Freedom Road Advisory Panel. If you are interested in being involved in this important project, please contact Linda Rocco at (724) 776-4806, ext. 1118 or linda.rocco@cranberrytownship.org Judi announced that a public meeting is scheduled for Thursday, October 30th in Council Chambers. There will be an Open House from 4 PM to 6 PM, followed by a Cranberry Plan presentation and the Board of Supervisors Meeting. All are welcome to attend.

Ron Huffman asked about having bus service in Cranberry Township. Judi stated that the Township is working with the Butler Transit and New Castle Transit to assess a bus running around Cranberry Township and into Pittsburgh.

- Ed Kress, Esq., updated the form about how to avoid having sex offenders living in developments with active HOA's. He stated that all homeowners should get familiar with Megan's Law. Log on to www.pameganslaw.state.pa.us/ to find out additional information. Ed said that HOA's should never publish a sex offender on their website, if there is one living in their neighborhood, to avoid other homeowners from harassing that individual; or if false information is posted, that could be a liability to the HOA. He also suggested that if your HOA decides to ban a sex offender from the neighborhood, to be vigilant and make sure appropriate insurance is in place, because the board can be held liable. Ed stated that it does need to be already in the bi-laws, in order to ban a sex offender and suggested to be consistent with the process. It was also suggested to use expressed declaration in the resale certificate. The pros and cons should be explained among the association. More information will follow at the next meeting. If you have questions or concerns, please call Ed Kress at (412) 719-4659.
- Phil Stebler updated the Forum about the St. Leonard's Woods HOA "Cash Reserve Study" results from "Reserve Advisors". Although the results of the study did not benefit his association, it did give them a better understanding of prioritizing future improvements, as well as keeping an appropriate amount in the escrow account.
- Duane McKee gave a development update:
 - Graham Park – Access roads will be complete in September or October. A left turning lane has been created on Powell Road. The final complex and baseball fields will be open to the public in early winter. The soccer/football fields will not be in use until late next season, in order to establish thick turf grass.
 - Westinghouse – The steel is up! The project is moving forward.
 - Goodwill Store – Moving to the old Prizant's Carpet store.
 - Park Place/Bellevue Park – All roads are paved, but have not applied for building permits yet. The clubhouse and one (1) single floor condo is complete.
 - St. Killian's Church – Opened a few weeks ago. A North Catholic site in Adams Township is still a rumor.
 - Rt. 19 & Ehrman traffic signal – met with designers and will be open late next year. It was asked who is paying for the signal light to be installed. Duane explained that contributions from the YMCA, and Foxmoor and Victory Fellowship Church will be used to offset the cost.
 - Heights Drive Extension – Postponed due to additional research into the Eastern Massasauga rattlesnake. Hopefully breaking ground Spring of 2009.
 - Ehrman/Garvin Connector – Kicked off. There will be stamped crosswalks, median islands and crosswalks at the entrance.
- Open Discussion:
 - Building north of Houlihan's, behind Matthews Jewelers is an office building – no application permits have been submitted.
 - No tenants to date in the old Market House building.
 - An office building is under construction on Unionville Road.
- The meeting adjourned at 8:10 PM.
- The next meeting will be **Monday, December 8, 2008 @ 7:00 PM, Rm. 203.**