

Cranberry Township HOA Neighborhood Forum

MONDAY, December 8, 2008 - 7:00 P.M.
MINUTES

Members Present:

Duane McKee - Assistant Twp. Mgr., Operations	Linda Rocco - Adm. Assistant
Rosemarie Warren – Freedom Woods	Rob Glentzer – Cranberry Heights
Jim Rickard – Highland Village	Michele Strelec – Washington Farms
Bill Anderson – Washington Farms	Earl Grubbs – Ehrman Farms
Dave Root – Autumn Hill	Rose Marie Warren – Freedom Woods
Tim Casey – Winchester Farms	Jan Stevens – Cranberry West

Cranberry Plan Update

- If you would like to view the draft version of the Cranberry Plan document and/or give your comments or suggestions, log on to [Cranberry Plan review document](#). The presentation of the Final Plan will take place at the March Board of Supervisors meeting, and the Plan adoption will be presented to the Board of Supervisors on April 2, 2009.

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. More specifically, it is located on a 4-acre area containing a house, barn and several sheds on Manor Road, off of Rt. 19 near the Chrysler Dealer. Cranberry Township is currently reviewing this preliminary land development proposal. To date, one public meeting has been held, and the Township is anticipating one more meeting to be held by Penn Power, who has conceptual plans.

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

- Graham Park – Grand Opening is May 16, 2009.
- Westinghouse – Grand Opening is June 2009.
- Houlihan's - Open for business in "The Streets of Cranberry".
- Oak Tree Place – Tenants to date: Chipolte Mexican Grill and Sawa Japanese Steakhouse. Cracker Barrel has not been finalized.
- Cranberry Business Park office space – Will be occupied by high end businesses. No names of tenants to date.

- Victory Church/Ehrman Road – Proposed gas station and two office buildings.

Road Projects Under Design

- Ehrman/Garvin Connector – Relying on developer contribution. Not a start date.
- Northwest Connector – Evaluating alternate route with the property owners. If an alternate route is unacceptable, then the “snake hunt” is scheduled to begin in April 2009. If snakes are found, the project will not be complete until 2010.

Joint Purchasing of Services

- Duane suggested that HOA’s pull together through an e-mail list that he would help facilitate. If you are interested in participating, please e-mail Duane at duane.mckee@cranberrytownship.org
- Could solicit quotes.
- The problem is having equal scope.
- The contractor may just want to quote and not submit formal bids HOA’s.

New Street Signs

- The Township is looking at private and public improvement codes.
- The code will require that each new post have a “No Outlet” and PVT if warranted.
- The plan for a new sign is a phasing-in process.
- Duane stated that the Township has a replacement program. When roads are paved, new signs will be installed.
- Should start seeing new signs installed starting in January 2009.

Open Discussion

- Is anything going to happen with the old gas station beside West View Savings Bank? No one has shown interest in the property.
- Are there property code issues with the Gulf Station? No.
- What is going to happen to the water tank behind the Butler Eagle building on Rt. 19? It is owned by the new tenants, Butler Eagle. It’s too expensive to take down.
- Franklin Road/Peters Road intersection? There was another accident this past weekend. Duane stated that the Township is going to try to institute a package to improve safety. (\$60 million was awarded across the state) There have been 24 accidents, 15 injuries at the intersection. A possible roundabout was discussed, but it requires purchasing right-of-ways.
- What should residents do with their leaves for pick-up after November 30th? Duane will e-mail suggestions. A new bid package is going out October, 2009. The companies that will be included in the bid process are Waste Management, BFI, Brunner’s and Vogel. It was suggested to send in your comments to Customer Service regarding fee structure and whether or not residents should pay for green top cans when they don’t use them (elderly, condos, townhouses). Member Comment: “As large of a municipality that we are, we should be able to contract out a new price.”

- Common area issues – can put a stop to the encroachment for 21 years. Sperdute Survey Company – (724) 452-4362. They will walk the entire boundary; institutes fines; works in the HOA's favor 99 % of the time. Autumn Hill fines \$25/day. Ed Kress, Esquire, can send a warning letter to the resident.
- Are there best practices for HOA's that we can review? Are there base-line standards? Duane stated that all covenants should follow the state. The power to set up a fine system is through the Planned Community Act. Earl Grubbs, Ehrman Farms, started a HOA continuity file that is 75 % complete, which he plans on handing down to the next board.
- Will there be access to Graham Park from Graham School Road? The Township still needs to formalize permission from the Graham Family and the Turnpike Commission for use of a culvert pipe that runs underneath the turnpike (corner of Unionville Road and Glen Eden Road). To date, the Township has not acquired the rights.
- A warning to new HOA's – Before your bond is released, make sure the developer fixes all problems (drainage, etc.) because it ends up costing the HOA in the long run.
- Numbers will be compared amongst the HOA's for liability insurance. What are we liable for? What are the costs?
- Does the Township have a policy in place for snow removal? Duane stated that there should be a section in the HOA ordinance.
- Speeding in neighborhoods – Ehrman Farms proposed to pay a lump sum for a timing trailer that can be rotated amongst the Township neighborhoods. They would like to donate it as a grant to the Township with each HOA contributing approximately \$500. Duane will look into the idea with the police department.
- How does the Township decide what snow gets plowed? Duane stated that there are 12 routes. The primary roads are done first. He suggests that if you have a complaint, to call 911 after business hours, and Customer Service during normal business hours of 7:30 AM – 5:00 PM.
- The meeting adjourned at 8:40 PM.
- The next meeting will be **Monday, March 9, 2009 @ 7:00 PM, Rm. 203.**