

Cranberry Township HOA Neighborhood Forum

**MONDAY, December 14, 2009 - 7:00 P.M.
MINUTES**

Members Present:

Duane McKee - Assistant Twp. Mgr., Operations	Rosemarie Warren – Freedom Woods
Earl Grubbs – Ehrman Farms	Nick Protos – Glen Eden
Mike Berman – Spring Meadows	Jan Stevens – Cranberry West
John Turner – Autumn Hill	Robert Glentzer – Cranberry Heights
June Bruschi - Foxmoor	Ron Huffman – Stonefield & Farmview
Angela Rankin – Glen Eden	Ann Reale – Hampshire Woods
Jim Rickard – Highland Village	Bill Anderson – Washington Farms
Jim Sines - Woodlands	

Discussion Topics:

- Duane proposed that a different HOA volunteer moderate the meetings. The Forum thought it was a great idea, therefore, effective March 8, 2010 an email will be sent to the Forum asking for a new volunteer to moderate future meetings.
- New Developments:
 - Promenade - Aldi's wants to begin the planning process in the Spring
 - Bellevue Park - Started the TND process. A Subway and ice cream shop are scheduled to begin construction in the Spring.
 - Chatham Commons – (across the street from Park Place) Started moving dirt. Will be a TND development similar to Park Place.
 - Mallards Landing (hotel located at the corner of Rochester Road and Graham Park) – Construction to begin soon.
 - Oak Tree – Moving ahead with proposed hotel and two restaurants.
 - Village at the Woods – (corner of Franklin Rd. and Rt. 228, behind SSC Tool) A multi-use development to include everything from a hotel to a parking garage.
 - Sheetz – (located at Rt. 19 and Ehrman Rd.) – Going to the Planning Commission in December.
 - Shop-N-Save – (located at Freedom Rd./Haine School Rd.) – Beginning to break ground.
 - Westinghouse – Building 4 – Already have three towers and purchased another parcel in Cranberry Woods that will occupy 700 people. It will be occupied next summer.

- NIXEL – You now have the opportunity to sign up for NIXEL, which is a text messaging service from Cranberry Township’s Public Safety Department to get the most up-to-the-minute Township information regarding traffic accidents, signal malfunctions and major incidents. To sign up, click on the following link:
<http://www.cranberrytownship.org/index.aspx?nid=1171>
- Meeting Time Change – All HOA Neighborhood Forum meetings will begin at 6:30 PM instead of 7:00 PM, effective March 8, 2010.
- Winter Maintenance – All residents are reminded to pull basketball hoops off of the roadways, as well as parked vehicles, to make way for snow plows.
- The Public Safety Department is working on issuing separate tickets for street parking.
- Street Signs For Sale - Old street name signs used to be scrapped or stored away for reuse of their metal. But now you can buy a retired sign directly from the Township. Click below to see which street signs are available, then go to the Township’s Customer Service desk in the Municipal Center during regular business hours and tell them which sign(s) you want to buy. All signs are priced at \$25 apiece plus state sales tax, or \$26.50 total. Cash, checks, Visa and MasterCard will all be accepted.
<http://www.cranberrytownship.org/index.aspx?NID=1390>

Open Discussion

- Nothing has advanced or changed regarding the vacant property at Hereford & Hops Steakhouse and Brewpub.
- Duane finished the survey on the co-op purchasing. This is a good time to think about participating in a co-op program with other developments for Spring bids.
- Lighting
 - Entrance lighting – For additional information, please contact Kim MacFarland from Penn Power at 724-453-3433.
 - Cranberry’s Ordinance on lighting does not address “on lot residential lights”. There is nothing in place to address lights that are left on all night. The building code does regulate some of the efficiency requirements.
 - There was discussion about intersection lighting in developments. If lamps cannot be installed, requests were made for more illumination on the stop signs.
- The Forum would like to invite Dave Kovach, the newly elected District Justice, to attend the next HOA Neighborhood Forum to discuss delinquent Association dues, as well as all related HOA issues.

- There is some concern with residents accumulating trash on their properties that have become an eye-soar to other residents. You may contact the Township Codes Department, who will look into the matter and possibly send a letter to the homeowner.
- If anyone is aware of a functioning “Neighborhood Watch Program”, please let us know so we can share your information with the other HOA’s.
- Reserve Funds – Some HOA’s try to maintain 10%, others try to budget along without raising dues, and some stated that they put aside very little, because of limited funds.
- The next meeting will be **Monday, March 8, 2009 @ 6:30 PM, Rm. 203.**