

Cranberry Township HOA Neighborhood Forum

**MONDAY, June 14, 2010 – 6:30 P.M.
MINUTES**

Members Present:

Duane McKee - Assistant Twp. Mgr., Operations	Linda Rocco – Admin. Assistant, Operations
John Turner – Autumn Hill	Laura Norris – Creekwood Commons
Nick Protos – Glen Eden	Angela Rankin – Glen Eden
Jim Sines – Woodlands	Sue Tylka – Green Fields Estates
Valerie Steinmetz – Hampshire Woods	Sally Jack – Oakview Estates
Steven Bore – Woodlands	Rosemarie Warren – Freedom Woods

Guest Speakers, Mark Wolinsky, Pretreatment Coordinator, and Josh Bigley, Pretreatment Assistant

Moderator: Jim Sines called the meeting to order at 6:35 PM. Introductions were made and members were asked to sign-in and make any corrections to their contact information.

Discussion Topics:

1. Mark Wolinsky and Josh Bigley showed the members a PowerPoint presentation about pre-treatment in the Township and ways to keep the sewage and storm drains working efficiently by keeping certain things from going down the drain that may have a harmful effect on the wastewater pretreatment system. (Killers/Cloggers/Flooders) Click on the following link, if you'd like to view the presentation in its entirety.

<http://www.cranberrytownship.org/DocumentView.aspx?DID=1098>

Killers – Harsh chemicals/toxic chemicals/flammables/petroleum oil/grease and pharmaceuticals.

Cloggers – Fats, oils and grease/baby wipes/flushable wipes/garbage disposals/hair/toys/tree roots

Flooders – Infiltration and inflow downspouts/drains/caps broken

Click on the following link for additional information:

<http://www.cranberrytownship.org/index.aspx?NID=1341&ART=2830&admin=1>

Contact Mark and Josh at (724) 776-4806 x1513/x1516, if you have any questions, concerns, or would like them to share their presentation with other residents or businesses in the Township.

2. Duane announced that the next possible Guest Speakers will be Erica McClymonds, from “Earth Day”, and Jason Pacchioni, from Sergeant Electric, to discuss energy savings. Angela Rankin highly recommended that District Justice Dave Kovach be the next Guest Speaker at the September meeting. She said she wants to be re-assured that he will uphold the rules and laws in the community and discuss the importance of the covenants and bi-laws of the HOA’s. Angela has volunteered to be the Moderator for the next meeting. Duane said he will contact Dave and ask if he is available to attend.

New Businesses

- Red Bowl Restaurant – Freedom Square
- Champs Pizza – Freedom Square
- Red Box Deli – Old Climo’s space
- Jimmy Wans – (used to be called Tai Pei – still same owner)
- My Big Fat Greek Gyro – Opening soon near Moe’s
- North Park Lounge (outdoor dining)
- HH Gregg Appliances and Electronics (old Linens n’ Things)

New Developments

- Century Business Park – Ehrman Road at Route 19 (Sheetz). Moving forward and made it through the final land development process.
- Con Yeager Spice Company – Progress Avenue (retail part is open to the public)
- YMCA – Pavilion
- Oak Tree Place (revised) for Firestone
- Car Sense (used car lot) – Victory Church property
- X-Cel Gymnastics – expanded location at 500 Thomson Park Drive
- The Commons at RIDC – 48,000 s.f. flex-office building

Open Discussion

Susan Tylka, Greenfield Estates, asked if the Township would be able to verify the ownership of a particular drain pipe to determine if the HOA would have to pay for repairs to have it raised. Duane stated that he would contact the Engineering Department to assist her.

Early signs of a clogged pipe would be slowing running water, odors and a malfunction in a backflow valve that needs to be checked periodically. For additional information about a backflow valve, click on the following link:

<http://www.cranberrytownship.org/DocumentView.aspx?DID=1090>

Duane announced that he would like to try to engage Walden Pond into the HOA Neighborhood Forum group, by providing them with contact information from a HOA member. Angela Rankin volunteered to be the contact person.

Rosemarie Warren asked when Freedom Woods would be getting new signs. Duane explained that new signs are installed throughout the Township developments when streets are paved.

To review the Street Resurfacing Schedule, click on the following link:

<http://www.cranberrytownship.org/DocumentView.aspx?DID=250>

Angela Rankin, Glen Eden, requested that a four-way stop sign be installed at the intersection of Sunset Circle and Glen Eden Road, due to poor visibility when pulling out of Sunset Circle onto Glen Eden. Duane said he will write a letter to the state, who will then evaluate the site.

Valerie Steinmetz, Hampshire Woods, stated that her HOA was contacted by the property manager, with the following information: "Beginning in January, 2011, any development with an HOA that has units with a common wall has to carry liability insurance for each unit." Duane will follow-up by contacting the Township solicitor about this issue.

It was mentioned that the HOA's will be required to follow the Sunshine Law or Freedom of Information Act. Duane will follow-up by contacting the Township solicitor about this issue.

It is important that all HOA board members carry liability insurance.

Angela Rankin, Glen Eden, asked what other HOA's charge for late fees. (They charge \$25/quarter). Freedom Woods charges \$10/month.

Meeting adjourned at 7:35 PM.

The next meeting will be **Monday, September 13, 2010 @ 6:30 PM, Rm. 203.**

Moderator will be Angela Rankin, Glen Eden HOA