

Cranberry Township HOA Neighborhood Forum Minutes

MONDAY, March 14, 2011 – 6:30 P.M.

Members Present:

Duane McKee - Assistant Twp. Mgr., Operations
Rosemarie Warren – Freedom Woods
Mary Sanguigni – Freedom Woods
Ann Reale – Hampshire Woods
Nancy Hans – Hunters Creek
Ron Huffman – Stonefield & Farmview
Ray Evers – Woodlands
Dennis Angel – Creekwood Commons
Barb Kleppick – Northwood Realty Services

Linda Rocco – Admin. Assistant, Operations
Mike Berman – Spring Meadows
Chris Matthews – Glenbrook Manor
Cathy Cortazzo – Cranberry Cup
Mary Lynn Kasputis – St. Leonards Woods
Jim Sines – Woodlands
Bob Starr – Cedar Brook
Vincent Gemma – Liberty Mutual

Moderator Mary Sanguigni called the meeting to order at 6:30 PM. Introductions were made and members were asked to sign-in and make any corrections to their contact information. Chris Matthews made a Motion to approve the Minutes from 12-13-10, second by Mike Berman.

Discussion Topics

Duane McKee announced that new traffic patterns are slated for the week of April 5th. Cranberry Township is now averaging every 3 years for coordination plan updates. The national average is every 5 -10 years.

- Retiming the Route 228 and Freedom Road Corridor
 - From Powell Road to Adams Ridge Drive (Seven Fields and Adam Township)
- Retiming the Route 19 Corridor
 - From North Boundary Road to Thorn Hill Extension (Marshall Twp.)
- Lagging Lefts promotes main line progression
 - Eight locations
 - 5 on Route 228 (Cranberry)
 - South Bound I79 ramp & Route 228
 - North Bound I79 ramp & Route 228
 - Cranberry Commons Drive & Route 228
 - Kristoffer Dr. & Route 228
 - Franklin Rd. & Route 228
 - 3 on Route 19 (2 – Cranberry, 1- Marshall)
 - St. Francis way/ Mall & Route 19
 - Route 228/Freedom Rd. & Route 19
 - Freeport Rd./Emeryville Rd. & Route 19

- Switch side street order
- 3 locations (3 - Cranberry)
 - Route 228. Freedom Rd. & Route 19
 - Cranberry Square Dr. & Route 19
 - Rowan Rd./Ogleview Rd. & Route 19
- Variable message boards will be used to advise the traveling public of:
 - In Advance: Date of change in traffic pattern
 - During Changes: New traffic signal operating pattern
 - After Changes: New traffic signal pattern in operation
- Watch for RSS feed, twitter and Nixel updates
- Visit the Cranberry Township web site for more information.
<http://www.cranberrytownship.org/trafficsignal>

The deadline for HOA taxes is March 15th. Even if your Association has not generated any income and owes no money to the IRS, you are still required to file a federal tax form each year. The 1120H form is the simplest U.S. Income Tax return form used specifically for homeowner associations. For additional information, log on to <http://www.irs.gov/pub/irs-pdf/f1120h.pdf>

Duane is working with Jeannette Lahm and Jen Koken, from Walden Pond, to push out the “Slow Down Campaign” to all Cranberry Township HOA’s. Cranberry Township is purchasing the signs. Watch your email for the opportunity to join the group and to help spread the word.

Guest speaker, Vince Gemma, announced that Liberty Mutual and Northwood Realty are teaming up to raise money for the Northwood Charitable Foundation by hosting “Night at the Races” on Saturday, March 26, 2011. The event will take place at the Mars VFW, \$15 per person, \$25 per couple, \$10 per horse, buffet & beer included, with a cash bar. Seventy-five percent of the funds raised will be donated to the Fisher House Foundation, located in Aspinwall, PA (similar to a Ronald McDonald House). The Fisher House provides a “home away from home” for military families to be close to a loved one during hospitalization for an illness, disease or injury. They are also pairing up to educate the community about Bike Safety. They are offering to come to your neighborhood, for two or three hours, where the activities will include fingerprinting, have an obstacle course, and a potential bike raffle (a boy bike and a girl bike) to tie in with the Northwood Charitable Foundation. For more information and tickets, contact Vince Gemma (Liberty Mutual) at 724-312-1114 or Barb Kleppick (Northwood Realty Services) 724-776-9705 x310.

Cathy Cortazzo announced plans for the 12th Cranberry Cup (April 5, 6 and 7), which so far has raised over \$850,000! The 2011 inspirational family will be Shawn and Tina O’Donnell. They have four children under the age of 10. Shawn was a teacher in the Keystone Oaks School District before he was diagnosed with colon and liver cancer. There are lots of ways to help without joining the softball tournament (matching gift programs, sponsorships, volunteer and donations). The sponsors this year are Northwood Realty, Park Place, Guardian Protection, Armstrong and Northwest Savings Bank. For additional information, log on to www.cranberrycup.org or email Cathy at softball@zoominternet.net . Not only will the Cup be able to help the O’Donnell family, but others in need, including Cranberry Police Officer Dan Hahn.

A spaghetti dinner will be held on Saturday, April 16, 2011, from 3:00 PM - 7:00 PM at St. Ferdinand Church in Oldenski Hall, 2535 Rochester Road. The proceeds will benefit Corporal Dan Hahn of the Cranberry Township

Police Department. Save the date, mark your calendar, come hungry, and support one of our local police officers.

Duane announced that new one- and two-family dwellings must be constructed with sprinkler systems, **effective January 1, 2011**. There are two exceptions:

- If a design contract or a construction contract for a one-or two-family dwelling was executed prior to December 31, 2009.
- If an application for a residential building permit is submitted prior to January 1, 2011, then the sprinkler requirement found in the International Residential Code 2009 will not apply; however, all other requirements found in the 2009 version of this code will apply.

Building permits submitted prior to December 31, 2010 will be processed and reviewed in accordance with the 2009 International Residential Code. Any alteration to the approved plans must be submitted, reviewed and approved by Cranberry Township prior to the start of construction. Questions may be directed to Jeff Musher, Manager, Code Administration, 724-776-4806, x 1105.

The Senate has voted to repeal the new fire suppression requirements for new single family homes. One more vote to go. Duane did not have a timeline for this.

Duane stated that all HOA common area pools require permits. This ordinance has been in place since 1939, but has not been enforced until now. The Cranberry Township Codes Department will be sending out reminders and additional updated information to all developments that have a community pool. This is a correction from Duane's comment in the meeting when he stated the requirement was new for 2012.

To check out the latest proposed developments under review, click the following link:

<http://www.cranberrytownship.org/index.aspx?NID=610>

To check out the developments under construction, click the following link:

<http://www.cranberrytownship.org/index.aspx?NID=611>

No progress or updates to report on the following possible developments: Aldi's, North Catholic, Sheetz, and old Gulf Station on Rt. 19.

Suggested traffic changes by HOA members:

- Replace yield sign with traffic signal at Dutilh and Rt. 19 (heading north).
- Add a street light at 4-way stop sign at Powell and Klein Road.

Rose Marie Warren asked about the Cranberry bus routes to Pittsburgh. The President of Lenzner Coach Lines in Sewickley, made his pitch to the Port Authority of Allegheny County to let him take over two bus routes in the Cranberry Township area that will be eliminated later this month. That plan was opposed from Port Authority and some commuters because of a substantial fee increase and an altered schedule from what's currently offered. The Port Authority will not vote on the issue until March 25th. If Lenzner's plan is approved, he will

begin operations on March 28th.

The 2011 Resurfacing Program has been announced. A schedule will be posted on the Cranberry Township Public Works webpage when it becomes available.

Ann Reale recently discovered that Autumn Hill and Winchester Farms' HOA's were charging a \$200 buyer's fee to help boost their reserve, and asked if other HOA's were doing the same. Some stated they only charge for the Resale Certificate. It was also mentioned that condominiums, such as Foxmoor, do charge a buyer's fee.

Clarification provide by Autumn Hill HOA:

Specifically, Autumn Hill does charge a fee to the buyer on the sale of a home in Autumn Hill equal to 2 quarters of the association's dues (\$120 for 2011), which is allocated to the Capital Improvement Fund (as stipulated in the PA Uniform Planned Community Act – which regulates how much and for what use these fees can be used). This is not used for "boosting" the association's reserve.

Dennis Angel, Creekwood Commons, was given Attorney Ed Kress' contact information to discuss the dues increase policy.

The next meeting will be **Monday, June 13, 2011 @ 6:30 PM, Rm. 203**. The Moderator will be Chris Matthews, Glenbrook Manor HOA.

Meeting adjourned at 7:30 PM.