

ROSECLIFF MANOR COMMUNITY ASSOCIATION

PO BOX 436
HARLEYSVILLE, PA 19438
Phone: 215-237-8645
www.rosecliffmanor.com

Summer 2006

Board of Directors – 2005-2006

President: Fred Honrath
Vice President: Debra Parshall
Vice President: Danielle Micheals
Treasurer: Donna Palko
Secretary: Chris Yanalavage

The board meets the 2nd Tuesday of every month at 7pm at the Lower Salford Township building, lower level.

If you have ideas or concerns regarding our community please contact the board in writing. You can contact us in one of two ways:

E-mail address: board@rosecliffmanor.com

Mail: PO Box 436
Harleysville, PA 19438

Please include your name, address and a phone number where we may contact you.

NEW! We now have a working website.

www.rosecliffmanor.com

There you will find the latest newsletter, download the Association's by-laws and declaration, download the Exterior Change Form, and submit e-mails.

Association Dues

Your \$81.00 monthly dues are due and payable the 1st of every month. If your payments is not received by the 5th of the month in which it is due, you will be assessed a \$5.00 late fee per occurrence. If your payment is still not received within 30 days of the due date, the fee will bear interest from the date of delinquency at the rate of 12% per year as per the Declaration of Planned Community.

Please remit all payments to:

Rosecliff Manor Community Association
PO Box 436
Harleysville, PA 19438

Annual Meeting Reminder

When: Tuesday, September 12, 2006
Where: Lower Salford Township Building, lower level
Time: 7:00pm

If you cannot attend, please send in your proxy or give it to another homeowner who will be attending the meeting. We need a quorum to ensure the election of new officers for the 2006-2007 year.

Skate Boarding

Concerns regarding skateboarding in our community were brought to the board's attention at the last meeting.

We have confirmed with the police department that it is illegal to skateboard in Lower Salford Township. We are enclosing a copy of the ordinance. Should you have any questions regarding the ordinance please contact the Lower Salford Police Department.

Ball Playing, Toys and Pools

Please ask your children to **not** play in the street.

When your kids are playing outside please ask them to be careful around people's homes and cars. We don't want to see playing result in damaged property.

Please ask your children to clean up their toys outside. Leaving bikes and other toys on walking paths and the common grounds is not a good idea. Not only could they get stolen, but they are also in the way of our landscaper. Please remove these things from the common areas once they are through playing with them.

Please drain and put your baby pools inside your home when you are through using them. Standing water not only breeds mosquitoes, but also is a potential drowning hazard.

Trash

Please remember that trash and recyclables are picked up by every Friday. Do not leave trash near the curb or outside your home prior to Thursday evenings.

If you are going to be away on a pick-up day, please ask your neighbor to put your trash out for you. You'll keep the trash out of the street before trash day and not tip off burglars that you are not at home.

Changes/Repairs to the Outside of Your Home

Whether you are planting flowers, adding/replacing light fixtures, staining/sealing a deck, installing a storm door, adding a patio, repairing stucco, or even just repainting a door the same color; you must submit an **Exterior Change Request** form to the board. This request should include as much detail as possible about the proposed change. Please keep in mind that the board has 60 days from receipt of the form to review and approve/deny your request.

You must have approval from the board PRIOR to beginning the exterior change. If you do not receive approval from the board, you take the risk of having to remove any changes you make at your own expense. Or having the board remove them and assess you for the cost of the removal.

Clean up after your Dog:

Dog feces continue to be a problem in our community. It is a township ordinance; you have to clean up after your dog.

Keep in mind our children play on these grounds and we don't think you want them playing in dog feces.

If you see anyone not cleaning up after their dog, please remind them of the township ordinance and tell them to clean it up.

Selling your home?

If you decide to sell your home, you will need to obtain a 5407 package from the association. The package costs \$100, and the fee must be received at the same time your request for the package is made. A package will not be released without payment. The package contains the by-laws, declaration, financial statements, and a form that both you and the buyer must sign and return to the association. Please make all requests in writing.

Please allow at least 3 business days for the documents to be prepared. Documents will not be released without payment.

In the event you decide to use your home as an investment property, it is your responsibility to ensure that the by-laws of the community are followed. Any violation of the by-laws by the property residents are the responsibility of the homeowner, and fines will be levied accordingly.

Outside Structures

We would like to remind you that according to the community's declaration outside structures are not permitted in the community. If you have any questions, please review the Declaration of the Planned Community.

§ 140-29. Violations and penalties. [Amended 9-19-1996 by Ord. No. 96-3; 6-3-1998 by Ord. No. 98-4; 11-18-1999 by Ord. No. 99-16]

Any owner, person or persons, association, corporation or other legal entity violating any of the provisions of this article shall be subject to a criminal fine not to exceed \$1,000 per violation and imprisonment of such person or persons or the members of such association or the offices of such corporation or other legal entity responsible for such violation in the Montgomery County Correctional Facility to the extent allowed by law for the punishment of summary offenses. Enforcement of any such violations shall be by action brought before a District Justice in the same manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure.

ARTICLE V

Recreational and Toy Vehicles

[Adopted 8-7-1991 by Ord. No. 91-6]

§ 140-30. Definitions.

- A. General terms shall be defined as in the Pennsylvania Vehicle Code (Title 75, Pa.C.S.A., Chapter 1, § 102).
- B. As used in this article, the following terms shall have the meanings indicated:

DEVICE — Any vehicle or toy enumerated in the definitions of "recreational vehicles" and "toy vehicles" or other items included in such definitions.

RECREATIONAL VEHICLES — For purposes of this article, shall mean and include, but not be limited to, unicycles, bicycles/pedalcycles, roller skates, rollerblades, skateboards, scooters, sleds and similar human- and/or gravity-powered devices.

ROLLERBLADES — Devices constructed similar to common roller skates, with the exception of the wheels, which are a series of in-line wheels as opposed to two pairs of tandem wheels on each skate, and designed to be used in a fashion similar to ice skates, except on non-ice surfaces.

SKATEBOARD — A single platform which is mounted on wheels, having no mechanism or other device with which to steer or control the direction of movement thereof while being used, being constructed of wood, plastic or other materials and having roller skate wheels or similar wheels attached on the underside, which is designed or suitable or in fact used for riding underfoot, such device being human or gravity propelled.

SKATEBOARD RAMP — Includes all inclined plane devices, commonly referred to as "ramps" whether straight or curved, whether manufactured or contrived (homemade), designed, intended or in fact used for the riding of a skateboard or other device upon or above any area.

TOY VEHICLES — All such wheeled devices commonly used by children, including but not limited to tricycles, big wheels, miniature or scale-sized cars, trucks, tractors and

the like (pedal or electric powered) and child-sized bicycles/pedalcycles (wheel diameters less than 18 inches).

§ 140-31. Prohibited activities.

- A. No person shall ride, propel, drive or otherwise use or cause to be ridden, propelled, driven or otherwise used any recreational or toy vehicle upon the streets, highways or other public areas designated or intended primarily for motor vehicle use within the Township of Lower Salford. Exceptions shall be as follows:
- (1) Bicycles/pedalcycles driven in accordance with the pedalcycle provisions of the Pennsylvania Vehicle Code.
 - (2) Devices being used by children when such children are in the immediate accompaniment and under the direct supervision of a responsible adult and such persons are in compliance with the pedestrian provisions of the Pennsylvania Vehicle Code.
- B. No person shall use or cause to be used any recreational or toy vehicle upon the public sidewalks and Community Path (commonly referred to as the "bike path") of the Township of Lower Salford in a careless, reckless or hazardous fashion or in any manner which creates or may create a hazard or danger to other persons legally using such sidewalks or the Community Path.
- C. No person shall ride, propel, push or otherwise use or cause to be ridden, propelled, pushed or otherwise used a recreational or toy vehicle upon or in any trafficway, parking lot or parking garage maintained for general public use by businesses, institutions, religious groups or other quasi-public entities within the Township of Lower Salford. Such locations shall include, but are not limited to, shopping centers, business cluster groups, malls, office complexes, schools and churches.
- X D. No person shall ride, propel, push or otherwise use or cause to be ridden, propelled, pushed or otherwise used a recreational or toy vehicle upon any private property without the express permission of the owner or person(s) who directly controls such property.
- E. No person shall construct, place or leave or permit the construction, placement or leaving of a skateboard ramp in any public roadway, including the entire paved and improved surface thereof, from curb to curb where curbs exist, including gutter areas. Further, skateboard ramps may not be placed, located or left on any public sidewalk or other public or quasi-public off-street location in any manner which constitutes or may constitute a traffic hazard or which endangers or creates a risk to any person or property.

§ 140-32. Removal of hazard.

- A. Skateboard ramps which are found on any public street sidewalk or other public area are deemed to be a public hazard. When any police officer of the Township observes a ramp located in such manner, the officer shall cause the timely removal of such ramp.

- B. If the owner or other person in control of such ramp can be identified and located immediately, he/she/they shall be given reasonable opportunity to remove the ramp to a lawful place.
- C. If the owner or persons in control of such ramp cannot be readily identified or located or if the ramp is not removed within a reasonable time when such persons have been notified, the Township Maintenance Department shall be requested to promptly remove such ramp without damage, if possible, and store the same in a safe place within the municipal facilities. If such ramp is not claimed within 30 days thereafter, the ramp shall be deemed abandoned and shall be disposed of in an appropriate, lawful manner.

§ 140-33. Violations and penalties.

- A. First offense. Disposition shall be by verbal warning. If the violator is a juvenile, such warning shall also be communicated to the parent(s) or guardian(s) of such juvenile in person, by telephone or, if such parent or guardian cannot be contacted in a reasonable time, by first-class mail.
- B. Second offense. Disposition shall be a written warning to the violator, and, if the violator is a juvenile, the involved device shall be impounded by the police officer and may only be released to the juvenile's parent(s), legal guardian(s) or other responsible adult upon personal request at the Police Department's offices. At such time the requesting adult shall be advised of the provisions of this article, including the consequences of subsequent violations.
- C. Third offense. Such person shall be deemed guilty of a summary offense and, upon conviction thereof, shall be sentenced to a fine of not less than \$100 nor more than \$300, plus court costs. Further, the involved device shall be impounded by the Police Department until such time as the prosecution has reached a disposition in District Court. If the violator is a juvenile, the impounded skateboard or other device may only be released to a parent, guardian or other responsible adult. [Amended 9-19-1996 by Ord. No. 96-3; 6-3-1998 by Ord. No. 98-4; 11-18-1999 by Ord. No. 99-16]
- D. Fourth or subsequent offense. Any person or persons found guilty of violating any of the provisions of this article for the fourth time shall be subject to a criminal fine not to exceed \$1,000 per violation and imprisonment in the Montgomery County Correctional Facility to the extent allowed by law for the punishment of summary offenses. Enforcement of any such violations shall be by action brought before a District Justice in the same manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure. Further, the involved device shall be impounded by the Lower Salford Township Police Department for a period of 30 days or until a disposition is determined by District Court, whichever is longer. If the violator is a juvenile, the impounded device may only be released to a parent, guardian or other responsible adult.

ARTICLE VI

Mailboxes

[Adopted 8-16-2001 by Ord. No. 2001-2]

§ 140-34. Location of mailboxes.

A. Dimensional requirements.

- (1) The Township shall not be responsible for the repair or replacement of any mailbox placed within the legal right-of-way of any public highway, road, street, avenue, lane or alley.
- (2) In order to alleviate the possibility of damage due to snowplowing and vehicular traffic, all mailboxes must be installed and maintained as follows:
 - (a) Mailboxes must be erected so that the side of the mailbox facing the roadway is set back eight inches from the face of the concrete curb, or if there is no concrete curb, then eight inches from the edge of the roadway surface. The structure supporting the box must also not encroach on the eight-inch setback distance.
 - (b) If placement of a standard (eighteen-inch long) mailbox, according to the foregoing standards, would cause the back of the mailbox to overhang a public sidewalk, the aforementioned setback shall be waived; provided that the box must then be placed as far as possible away from the roadway without encroaching on the public sidewalk.
 - (c) The bottom of the mailbox must be 41 inches to 45 inches above the finished road surface.

§ 140-35. Violations and penalties.

- A. Any owner, person, firm, association or corporation who shall violate any the provisions of this article shall, upon conviction thereof, be liable to pay a fine not exceeding \$1,000 for each and every offense.
- B. In addition to or in lieu of prosecution in the same manner as a summary offense, violation of this article may be enforced by the Township by an action in equity brought in the Court of Common Pleas.
- C. A new and separate offense shall be deemed to have been committed for each day that a violation exists. All fines imposed by this article are recoverable by summary proceedings before any District Justice in the Township of Lower Salford, and all suits or actions at law instituted for the recovery thereof are to be in the name and for the use of the Township of Lower Salford, against which offense is committed, and, upon recovery thereof, all such fines are to be paid into the treasury of the Township.