

ROSECLIFF MANOR COMMUNITY ASSOCIATION

PO BOX 436

HARLEYSVILLE, PA 19438

Phone: 215-237-8645 Website: www.rosecliffmanor.com

Summer 2007

Board of Directors – 2006-2007

President: Chris Yanalavage
Vice President: Meg Mcle
Vice President: Jean Bollard
Treasurer: Vacant
Secretary: Lisa Fischer

The Board meets the 2nd Tuesday of every month at 7 pm at the Lower Salford Township building, lower level. Community residents are welcome to attend.

If you have ideas or concerns regarding our community please contact the board in writing. Please do not contact the individual board members at their homes. We need to discuss community issues as a group and having your communications in writing helps us track all issues within the community. You can contact us in one of **three** ways:

Phone: 215-237-8645

E-mail: board@rosecliffmanor.com

Mail: PO Box 436
Harleysville, PA 19438

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

Our website is: www.rosecliffmanor.com

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

Association Dues

Your \$81.00 monthly association fees are due and payable the 1st of every month. If your payment 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 11, 2007
Where: Lower Salford Township Building (lower level)
379 Main Street, Harleysville, PA 19438
(behind Rann Pharmacy)
Time: 7:00pm

If you cannot attend, please mail in your proxy or give it to another homeowner who will be attending the meeting. We need a quorum (25% of homeowners) to ensure the election of new officers for the 2007-2008 year.

What's New?

Skateboarding – On May 8, 2007, a special meeting was held during which residents voted to prohibit skateboarding within the community. A notice was mailed to residents informing them of this decision. Should you see anyone skateboarding within the community, please contact the Lower Salford Township Police Department at 215-256-9595.

Landscape Maintenance – As part of the maintenance process, several dead trees and bushes have been removed throughout the community. Bushes are being replaced as appropriate. We are evaluating tree replacement in various areas. Reseeding of areas with dead grass is planned and will be addressed in the fall.

Driveway Sealing – We are in the process of obtaining a contractor for driveway sealing. Notification will be sent to the community as to the dates/times the sealing will occur. We ask for your cooperation and patience since we will be requesting that you park in designated areas other than your driveway as the resurfacing progresses.

Reminder:

Violations to the by-laws are subject to fines as follows:

First offense: Warning Letter

Second offense: \$50 fine

Third Offense: \$100 fine

All subsequent offenses will be fined \$100 each.

Changes/Repairs to the Outside of Your Home

Whether you wish to plant flowers, add/replace light fixtures, stain/seal a deck, install a storm door, add a patio, repair stucco, or even just repaint 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 have the Board remove them and assess you for the cost of the removal.

Toys, Baby Pools, Noise, and Dogs

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

Clean up your children's 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.

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.

When you host an outdoor gathering, please be considerate of your neighbors. We have received complaints about the noise level late into the evening hours.

According to township ordinances, your dogs must be on a leash and you need to clean up their feces.

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 the request for the package is made. A 5407 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.

Should you decide to use your home as rental property, it is your responsibility to ensure that your tenants adhere to the by-laws of the community. Any violation of the by-laws by the property residents are the responsibility of the homeowner, and fines will be levied accordingly to the homeowner.

Curbside Parking Prohibited

We would like to remind you that curbside parking is prohibited within the community. This was a change to the community rules and regulations in September, 2004. All homeowners were notified of the change at that time, and all new homeowners are notified of this restriction via their 5407 packages.

If you witness a homeowner or their guest parking curbside, please notify the board in writing with the date, time, make of car and who the car belongs to so that we may address with the homeowner directly

Trash and recyclables are picked up 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.

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.