

ROSECLIFF MANOR COMMUNITY ASSOCIATION

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

Winter 2006

Board of Directors – 2006-2007

President: Fred Honrath
Vice President: Chris Yanalavage
Vice President: Tolly Rutter
Treasurer: Debra Parshall
Secretary: Lisa Fischer

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 three ways:

(1) E-mail address: Board@rosecliffmanor.com

(2) Mail: PO Box 436
Harleysville, PA 19438

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

(3) For quick questions, please feel free to call.
Phone: 215-237-8645

Although we can be contacted by phone, we still ask you to submit all concerns in writing either via mail or e-mail.

2007 Coupons and Budget

You will find enclosed with this newsletter, the 2007 Association Dues Monthly Coupons and the 2007 Rosecliff Manor Community Association Budget.

Association Dues for 2007

For 2007, the association dues will remain at \$81.00. Please remember that 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

Current Initiatives

In addition to our annual budget review and monthly meeting activities, we have contracted with a new vendor, McGuire Services, for snow removal services.

Also, the Board will be determining the definition of “playground equipment” so that we can effectively apply the By-Laws and Declaration for our community.

Reminders

The posted speed limit within our community is 15 mph. It gets dark earlier and residents walking to the mailbox or throughout our community may be more difficult see in the evening. Please remember to slow down and be safe.

Commercial vehicles are not permitted in the community. This is in accord with the By-laws and Declaration.

Snow Removal

McGuire Services will be plowing our streets and shoveling out around the mailboxes this year. They will be placing markers throughout the community to mark the curbs, fire hydrants, etc. Please do not remove these markers. We also ask you to remind your children not to remove these markers.

In order to effectively have the community cleared of snow, we ask that you remember **that curbside parking is prohibited**. Please do not leave any toys or other items (e.g. basket ball hoops, hockey nets) in the street that will interfere with snow removal.

Please also remember that it is the responsibility of each resident to clear the snow and ice from their individual sidewalk and driveway.

Community Entrepreneurs

This year we have some young entrepreneurs offering to shovel driveways and sidewalks for a small fee. If you are interested or know of someone interested in utilizing this service, please contact the Board for additional information.

Community Cleanliness

Please clean up after your dog. Although we love our furry friends, unfortunately dog feces continue to be a problem in our community. It is a township ordinance, so you have to clean up after your dog. Keep in mind that 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. Also, we've been notified that people from Montgomery Woods continue to come over to our walking paths and are not cleaning up after their dogs. We ask that if you see them, please tell them to clean up after their pets.

Other trash has been found on the grounds of our community and in the driveways of our residents.

Sometimes the wind blows trash from the garbage cans; we ask that if this happens with your can, please pick up the trash. Also, please do not litter and properly dispose of cigarette butts in a trash receptacle. We are all proud of our community and want to keep it clean.

Changes and/or Repairs to the Outside of Your Home

Whether you are planting flowers, adding/replacing external 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.

Also, if you need the external light fixture make and model information or the front door paint color, our website (www.rosecliffmanor.com) has this information.

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.

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.

Community Website

As you may know, we now have a working website at www.rosecliffmanor.com.

On the website, you will find the latest newsletter, be able to download the Association's by-laws, Declaration, and the Exterior Change Form, and also submit e-mails.

There is also information about the make and model of exterior light fixtures and front door paint.

The Board hopes that everyone has a Happy and Safe Holiday Season.