

ROSECLIFF MANOR COMMUNITY ASSOCIATION

PO BOX 436

HARLEYSVILLE, PA 19438

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

Winter 2009-2010

Board of Directors – 2009-2010

President: Christy Roach
Vice President: Meg Mcle
Vice President: Dave Cardinal
Treasurer: Chris Yanalavage
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 can find the latest newsletter, download the Association's by-laws and declaration as well as the Exterior Change Request Form, and also submit e-mails.

Association Dues

Your 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.

Effective March 1, 2010, the Association Dues will increase from \$81.00 per month to \$90.00 per month, due to increases in the projected budget that cannot be covered by the current dues level. Please remit all payments to:

D'Angelo & Company
Attn: RMCA
4671 E. Street Road
Trevose, PA 19053

What's New?

Annual Meeting – The annual meeting to elect new board members was held on September 8, 2009. Christy Roach, Chris Yanalavage, Lisa Fischer, Dave Cardinal and Meg Mcle will comprise the Board of Directors for 2009-2010. Thanks to everyone for their participation either in person or via proxy. Thanks to all those who have volunteered to serve on the board.

Landscape Maintenance – This past year PP&L removed most of the beautiful Bradford Pear trees along Hamilton Drive (that strip of land belongs to them). Board member Meg Mcle negotiated with PP&L to plant six new trees at other places in the community.

Late in 2009 we had some dead trees and bushes on the property removed. We will evaluate their replacement in the Spring.

It's important to note that those residents who have gardens in back of their homes are responsible for keeping those gardens neat. The landscapers for the development are not responsible for taking care of or trimming back those gardens.

Snow Removal – McGuire Services is plowing our streets and shoveling out around the mailboxes again this year. It is particularly important during snow times that *no one*, including guests, park along the curb. Curbside parking hampers us from cleaning up the community. **Please remember that it is the responsibility of each resident to clear the snow and ice from their individual sidewalk and driveway.**

Repair of Lights – All of the bulbs for the street lights in the complex were replaced in December, when several had burned out.

Alleged Illegal/Suspicious Activity – If you notice any illegal/suspicious activity within the community, please contact the police. The Lower Salford Township Police Department can be reached at 215-256-9595. This is an area in which the police have the authority to best assist homeowners with complaints.

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.

Winter Reminder

This is the time of year that pests such as mice have made great efforts to find someplace warm to spend the winter. This could be your home, basement or garage. Please note that any pest problems are the homeowner's responsibility.

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.

Bits and Pieces

Please ask your children (including teenagers) **not** to play in the street.

Clean up your children's toys outside. Please remove them from the common areas once the children are through playing with them.

When you have visitors, please ask them to park in the designated overflow parking areas and not along the curb, since curbside parking is prohibited within the community.

According to township ordinances, all dogs must be on leash and residents are required 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

Please note 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 (e-mail is acceptable) with the date, time, make of car and who the car belongs to (or license plate number) so that we may address the matter with the homeowner directly.

Trash and Recyclables

Both 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.

Bulk pickups for very large items are available by calling in advance to 215-723-0400.

When a holiday falls on a Friday, pickups take place on the following day, Saturday.
