

ROSECLIFF MANOR COMMUNITY ASSOCIATION

PO BOX 436
HARLEYSVILLE, PA 19438

Phone: 215-237-8645

www.rosecliffmanor.com

Winter 2011

Board of Directors – 2011-2012

President: Renee Doganieri
Vice President: Adam Pyfrom
Treasurer: Laura Cardinal
Secretary: Patricia Moore

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.

Did You Know?

Rosecliff Manor Community Association has a 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. Additionally you can find information regarding exterior paint color and light fixtures.

Association Dues

Monthly dues of \$100.00 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:
D'Angelo & Co, P.C.
4671 E. Street Road
Trevose, PA 19053

2012 Coupons and Budget

You will find enclosed with this newsletter, the 2012 Association Dues Monthly Coupons and the 2012 Budget.

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 5 business days for the documents to be prepared following receipt of a written request. 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.

Curbside Parking

Just a friendly reminder that curbside parking in Rosecliff Manor is strictly prohibited. Please be courteous and park in designated areas only.

A Few Reminders :

Trash and recycling is picked up on Tuesday morning and may be put out Monday evenings.

You must clean up after your dogs.

No work vehicles are permitted to be parked in the community over night.

Homeowners are responsible to maintain their roofs, shutters, siding, garage doors, decks and patios.

Homeowners are also responsible to maintain any extra gardens that may have been planted behind their houses. .

Please contact the board if you have any questions.

**Rosecliff Manor Community Association
2012 Budget**

Income

HOA dues	\$	106,800.00
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Expenses

Landscaping		56,000.00
Trash Collection		16,340.40
Management Company fees		6,000.00
Snow Removal		15,000.00
Accounting Services		3,500.00
Miscellaneous		7,110.00
Insurance		680.00
Newsletter Expenses		100.00
	\$	<u>104,730.40</u>

Note: Miscellaneous expenses includes taxes, PO Box rental, phone, website and other office expenses; along with any other unexpected community maintenance expenses. Management company fees are for the processing of payments only.

