



# BLOSSOM HILL COMMUNITY NEWSLETTER A HOA COMMUNITY

*Volume 111 Issue 3*

*Fall/Winter 2020*

## MESSAGE FROM THE BOARD OF DIRECTORS

Welcome to the Fall season. At last, a break from the hot summer sun. It is time to start winterizing your home inside and out, raking leaves, finalizing garden activities, trimming trees, fertilizing, seeding lawns, and apple and pumpkin picking getting ready for Halloween, Thanksgiving, and Christmas. Hopefully, we can return to some of our normal activities since the spreading of the COVID-19 virus appears to be slowing down according to the science community. In the meantime, we need to maintain the various prevention practices until a vaccine is available and/or the virus has run its course. Stay safe.

There were several homes sold this year so on behalf of the Board of Directors and York H-G Properties, we would like to extend a warm welcome to all the new Blossom Hill residents.

Sincerely,

Shirley Morse, President  
Ed Bishop, VP & Treasurer  
Aaron Alvis, Director

Scott Hicks, Director of Property Management  
York H-G Properties, LLC  
40 Gotham Drive, Suite D  
Red Lion, PA 17356

717-889-0515, ext 101  
scott.hicks@yorkhgproperties.com

## FALL TOWN HALL MEETING

Unfortunately, the Fall Town Hall Meeting was cancelled due to the COVID-19. A notice will be sent to the membership if and when we can reschedule later this year.

## SPRING/SUMMER YARD SALE – JULY 31<sup>ST</sup> & AUGUST 1<sup>ST</sup>

A huge thank you goes out to Barb Henry who organized and managed the Yard Sale. She reported that 10 homeowners participated, and they were pleased with the activity and results. Hopefully, next Spring, we can double the number of participants. Job well done Barb!

## REMINDERS FOR PUBLIC STREET PARKING & PET COURTESY

**PUBLIC STREET PARKING:** Homeowners cannot park vehicles blocking a fire hydrant, handicap ramp, and mailbox. Parking 25 feet from an intersection is illegal as well. Residents are encouraged to park their vehicle(s) on their driveway and/or in front of their house.

**PET COURTESY:** The number of complaints continue to grow with residents walking their pets on other neighbors' property to eliminate their wastes. Some people do not even bag the droppings. Please always keep your pet leashed when walking them in the community. Please pick up your pet droppings when walking them throughout the community. All pet owners need to understand that your neighbors that do not have pets do not appreciate nor want your pet to eliminate their wastes on their property; many people spend a lot of money maintaining their lawns. When your pets need to relieve themselves, it should be in the pet owner's property, not your neighbors. Some residents open their door, let their pet out, no leash, no fence, to do their business wherever. This is unacceptable! Fines will be assessed to the offenders. Please be a responsible pet owner and respect your neighbors and community. Also, pet owners are still throwing their pet droppings in a plastic bag in the Storm Management System. Anyone dumping anything into the storm management system other than clean water will be prosecuted by the York Township. Please dump your pet waste into **your** trash tote for proper disposal. **Trail Cams:** Residents wanting to know what dogs are defecating on their property may set up Trail Cams to monitor their property. Please adhere to the Township leash laws!

## SPEEDING IN THE COMMUNITY

Resident Safety: It has come to my attention that several people are speeding in the neighborhood; there are many children outside playing, walking, bike riding, and skateboarding and onboarding/off boarding school buses. If you observe speeders, please get their license number, and report them to the Police Department. Please observe the community speed limit of 25 mph. Please be mindful of children playing and neighbors walking in the neighborhood.

## TRASH TOTES

Trash Totes must be stored either in your garage or behind your house out of view. Fines will be levied to offenders. York Township will be monitoring and enforcing storage and the times they can be out. The times are 5PM the day before pick-up until 12 midnight the following day after collection. **This is the LAW! York Ordinances 204-3 and 204-4, subsection D**

## RULES & REGULATIONS

A revised Rules & Regulations will be circulated to the membership in January 2021

## FALL LEAVES

Reminder: Please rake or blow your leaves to the curb edge of your property (not in the gutter) for collection.

## STORM WATER MANAGEMENT

The retention ponds have been maintained regularly and seem to be in great shape. Remember there is no trespassing in the retention ponds, they are for storm water collection only. They are not to be used as recreational areas. The Board decided to hire a professional to maintain the retention ponds moving forward. The retention ponds required more maintenance than in past years because homeowners are dumping debris, filled blue doggie bags, leaves, branches and grass clippings in the retention areas. The Board tried to avoid this cost, but it became so problematic that Ed Bishop could no longer maintain the retention areas like he did in past years. Keep in mind, that these costs affect homeowner annual dues. If homeowners continue to abuse the rules, more maintenance will be required which will increase your annual dues.

## SPECIAL PROJECTS & VOLUNTEERS

The Board encourages and welcomes community involvement. Throughout the upcoming year, special projects scheduled or unscheduled may require volunteers to manage and direct the project. The community garage/yard sale and community picnic (2021) are two slated projects that the Board will need volunteers to lead. There are some other exciting projects being discussed that will need leaders as well. As we develop these activities/projects in the coming new year, the Board will reach out to the community for volunteers. We, the Board of Directors, encourage residents to submit or contact the Board with suggestions, recommendations on activities or projects that will benefit the community at large, unite the membership as well as excite the membership.

## BOARD OF DIRECTORS SEARCH

The HOA is reaching out for five (5) new Directors. If you are interested in serving, please contact Ryn Miller, Association Administrator at 717-889-0515 ext. 200 for details. Please forward a short bio (a paragraph or two) on your work and/or volunteer experience for the Board to review. Typically, we would have had a Board of Directors Town Hall Meeting in October to vote and install new directors, but we were unable to because of the COVID-19 gathering restrictions. **If the current Board of Directors are unable to install new directors, the HOA may have to be turned over to the Township to manage which could increase your current annual HOA dues of \$100 to a range of \$1,500 - \$2,000 annually.** I cannot stress enough how important it is for the HOA to continue with its own Board of Directors to keep our dues minimal and manage our neighborhood. Please consider volunteering for a three-year term. The Board meets once a month for 10 months annually at 7:00pm usually for an hour (2nd Thursday each month) The Board does not meet in July and August. The current sitting directors will always be available to assist new directors.

## SNOW REMOVAL

It is that time of the year again folks; snow can be beautiful but daunting at the same time. A couple of reminders for snow removal: York Township Code requires that all snow be removed from edge to edge on public sidewalks, making a path does not meet the Township requirements; Blossom Hill Lane is a SNOW EMERGENCY ROUTE and cars **cannot** be parked on during a declared emergency. Please park your vehicles in your garage and driveway.

## TRASH COLLECTION FEES

If you have not paid your quarterly trash fee for two quarters, you will be reported to the Township for your trash collection to be suspended and your account will be sent to collections incurring interest and penalties. Any homeowner with an outstanding balance of \$500 or more, the **HOA WILL PROCEED TO OBTAIN A JUDGEMENT AGAINST YOUR PROPERTY!** If any homeowner is experiencing financial difficulty meeting their responsibility, please contact Ryn Miller at 717-889-0515 ext. 200 or [ryn.miller@yorkhgproperties.com](mailto:ryn.miller@yorkhgproperties.com) to avoid collections and/or trash collection suspension.

## HOA MEMBERSHIP DIRECTORY QUESTIONNAIRE

I want to thank all the homeowners that responded to the October Questionnaire. It is very important information that allows the membership to know who lives in our community. Listed below are the addresses that *have not responded*.

### \*\*\*NOTE\*\*\*

The following addresses have not yet responded to the October 2019 Questionnaire. Please contact York H-G Properties to update your information. **If you do not respond within the next 45 days, your property will be assessed a fifty dollar (\$50.00) fine per address each month until your information is received.** The HOA has the right to know who is living in our community!

If your address appears below and you have completed the Questionnaire, please contact the Property Manager to update your record(s). This request also applies to all Renters living in the Blossom Hill Community.

### BLOSSOM HILL

601    **605R**    611    618    621    622    623    **627R**    **629R**    633    635    642    655  
656    660    **676R**    **680R**    700    **703R**    728    768    791    **795R**

### HARVEST DRIVE

616

### BUTTERFLY CIRCLE

601    602    **603R**    607    609    611

### BARTLETT DRIVE

601R    612

### MISTY HILL

607    610    615    **\*\*\*R behind the number indicates a Rental**

## HOA FEES & PAYMENTS

**Annual HOA Dues:** \$100.00, due January 1

**Trash Service Fees:** \$59.00 per Quarter or \$236 annually, due January 1, April 1, July 1, October 1

Please remit payments by mail to:

York HG Properties, LLC  
40 Gotham Drive, Suite D  
Red Lion, PA 17356

Or

Remit Payment using the online Portal:

[https://yorkhg.appfolio.com/connect/users/sign\\_in](https://yorkhg.appfolio.com/connect/users/sign_in)

Any fee over 30 days past due will be charged 18% APR interest rate on the outstanding balance.

Any fee over 90 days will be turned over to a collection agency to collect payment. Homeowners will also incur additional fees on outstanding balances over 90 days. Please do your part and pay your fees timely. Late payments make it difficult for the Board to pay HOA bills in a timely manner.

Please contact Ryn Miller at 717-889-0515, ext. 200 or [ryn.miller@yorkhgproperties.com](mailto:ryn.miller@yorkhgproperties.com) with all questions or concerns regarding HOA payments.

*Wishing you continued health,*

Board of Directors:

Shirley Morse, President                      Ed Bishop, Vice President/Treasurer                      Aaron Alvis, Director

Scott Hicks, Director of Property Management

Ryn Miller, Association Administrator

York H-G Properties, LLC

40 Gotham Drive, Suite D

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