
HUNTER'S RIDGE NEWSLETTER

2020 Volume 3

Message from the Board of Directors

Despite the challenges imposed by the pandemic, the Association has had a productive year thus far. Landscaping maintenance this year resumed the weeding and mulching of the garden beds in the rear of the units in addition to the maintenance of the front garden beds. Any areas that need replacement plantings such as shrubs, trees, or grass seed will be done in September when the temperature cools.

In July, all areas that were identified as needing it the most were power washed by Affordable Powerwashing. This maintenance included only areas where green algae had been growing on the siding and will be provided in alternating areas every 2-3 years.

Most recently, an electrician was out to repair the ongoing problem with the streetlights on King's Arms Court. The concerns with these lights have been ongoing for a couple of years and hopefully this repair which identified a split in the underground wiring should fix them for the foreseeable future.

Upcoming, we will be performing gutter cleaning in the fall and we are also seeking proposals for siding replacement that we expect to start next year.

We hope that everyone is having a safe and pleasant summer despite the current state of affairs and look forward to enjoying the next couple of months of warm weather!

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Board of Directors

Shannon Danley, President

Matt White, Treasurer

Ernie Piccolo, Board Member

Jeannie Schappell, Vice President

Jacqueline Molsky, Secretary

Jennifer Green, Board Member

A Reminder about Radon

We would like to remind homeowners that Pennsylvania has one of the most serious radon problems in the United States and our area in particular is known to have high levels. Radon is an odorless, invisible, radioactive gas that can enter your home from the ground through cracks in the foundation. A known human carcinogen, radon is the second leading cause of lung cancer.

We recommend having your home tested either with a home test kit available at your local hardware or home improvement store or by contacting a state certified testing company. The EPA advises that safe levels of radon are 4 picocuries per liter or less. Should you find that the radon in your home is more than these levels, you might need to seek remediation.

For more information about radon testing and remediation, please check out the Department of Environmental Protection at

<https://www.dep.pa.gov/Business/RadiationProtection/RadonDivision/Pages/Radon-in-the-home.aspx>

DO YOU HAVE MAINTENANCE CONCERNS OR UNFINISHED HOME
IMPROVEMENT PROJECTS, BUT DON'T KNOW WHO TO CALL?
YORK H-G PROPERTIES HAS A MAINTENANCE TEAM THAT CAN
ASSIST WITH ALL YOUR NEEDS! WE HAVE EXPERIENCED
TECHNICIANS THAT CAN RESPOND QUICKLY TO ANY CALL.

SUBMIT A MAINTENANCE REQUEST THROUGH YOUR ONLINE
PORTAL OR CONTACT OUR MAINTENANCE DIRECTOR, SHANNON
PRICE, AT SHANNON.PRICE@YORKHGPROPERTIES.COM
OR 717-889-0515, EXT 300.

FOR EMERGENCIES, SUBMIT A MAINTENANCE REQUEST THROUGH
THE PORTAL OR CALL US AT 717-992-0844

P.O. Box Update

The Association's P.O. Box has been forwarded to York H-G Properties at 40 Gotham Drive, Suite D, Red Lion, PA 17356. This has closed the P.O. Box account. **Please contact your homeowner's insurance company to inform them of the Association's new mailing address.** USPS cannot guarantee that mail will reach its intended destination through a forwarded address.

Landscaping Maintenance Notice

The Association had discontinued maintenance of the garden beds in the rear of the units during the last few years due to the increasing cost. This maintenance has resumed again this year; however, we need your assistance to be able to afford continuing to provide this service. Please help us by maintaining the plantings and weeds in the front and rear garden beds throughout the growing season. Routine maintenance will help keep the cost down for the Association and slow the need to increase the monthly dues.

If you no longer wish to have a garden bed in the rear of your unit, please contact Ryn Miller at York H-G Properties and the Board will look into the possibility of closing the bed and seeding for grass.

Architectural Requests for Landscaping

We would like to remind homeowners that any changes to the exterior of the units, including adding landscaping elements or plantings need to be submitted to the Board for architectural approval prior to any work being started. For all requests, please include the location, materials, and types of plantings for the Board to review, drawings are also helpful and appreciated. Please note that any plantings or other exterior improvements approved by the Board are the unit owner's responsibility to maintain. Additionally, the Board and Association will not be liable for any unintended maintenance performed by the landscaping company.



DID YOU KNOW HUNTER'S RIDGE HOA HAS A FACEBOOK PAGE?

JOIN US TO STAY ON TOP OF THE MOST CURRENT NEWS IN THE NEIGHBORHOOD.

[HTTPS://WWW.FACEBOOK.COM/GROUPS/1893492900892548/](https://www.facebook.com/groups/1893492900892548/)



CHECK OUT THE HUNTER'S RIDGE WEBSITE AND GET IMMEDIATE ACCESS TO THE FORMS YOU NEED TO SUBMIT MAINTENANCE OR ARCHITECTURAL REQUESTS. YOU'LL ALSO SEE THE ASSOCIATION'S FINANCIAL REPORTS, NEWSLETTERS AND OTHER IMPORTANT DOCUMENTS! GO TO YORKHGPROPERTIES.COM AND LOOK FOR HUNTER'S RIDGE UNDER HOA'S OR VISIT HRHOA.YORKHGPROPERTIES.COM

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