

MELBOURNE PLACE 1 NEWSLETTER

2020 VOLUME 5

SAVE THE DATE FOR OUR “VIRTUAL” ANNUAL MEETING

Due to the COVID-19 pandemic, we have decided to hold our annual meeting “virtually”. **Please mark your calendars to save the date for Thursday, November 19, 2020.**

York H-G Properties will be sending out an annual meeting notice with instructions on how to join as well as board member nomination and proxy forms.

If you are unable to attend this meeting virtually, you will be able to listen only by calling in. This option will not enable you to participate in the meeting or any vote held, so you will need to assign a proxy to someone who will be able to attend virtually.

It is extremely important to have quorum at this meeting, which is 20% of the Association (25 persons) whether attending virtually or by proxy. We hope that you can attend or that you complete your proxy if you cannot attend. **Also, we are still looking for volunteers to serve on the Board!**

UPCOMING BOARD MEETINGS:

Until further notice, the Melbourne Place Board of Directors Meetings will be held virtually.

*If you would like to participate in the public forum portion of our meetings, **please contact Ryn at York H-G Properties to inform her that you would like to attend and what you would like to discuss.** Ryn will make sure that you are sent the online invitation the day of the meeting and instruct you as to how you can participate.*

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Melbourne Place 1 has a website!

Check it out at:

www.YorkHGProperties.com

Click on “HOA’s”, from the drop down, select Melbourne Place.

Have questions or concerns?

Contact Ryn Miller with

York H-G Properties at

ryn.miller@yorkhgproperties.com

or 717-889-0515, ext 200

CONSIDER A POSITION ON THE BOARD

We are always looking for interested homeowners to serve on the Board. The Board currently needs one more member, and there will be 1 or 2 more positions open for 2021. Members are volunteers and a strong community always needs new volunteers with fresh ideas! Please consider getting involved! You do not need any special skills to be on the Board. All you need is a willingness to serve your community and the ability to spend approximately two hours a month at monthly meetings. Everything else is accomplished via email.

As a homeowner, you have a big stake in the safety and cleanliness of our neighborhood. How can you ensure that your community will be properly maintained and cared for? The best way is to volunteer with your homeowner's association. Perhaps this list will encourage you to get involved with your association:

- 1. Protect Your Property:** One of the top priorities of every homeowner is to protect the value of his or her home. Being involved with an HOA will put you in a better position to make and implement rules in your community. Some of these regulations will directly affect property value, especially if they require decisions about the association's budget or routine maintenance.
- 2. Correct Problems:** Are you noticing problems in your community, such as lack of parking and maintenance? Maybe there is a problem with unruly neighbors? You can take charge now and help to correct them by being a part of the Board.
- 3. Meet More of your Expectations:** Did you have certain expectations when you bought your home in the community? Are your expectations being met? By serving on your HOA Board, you can achieve your expectations of a more perfect community much sooner by working with your neighbors.
- 4. Gain Better Understanding of the Laws:** Volunteering as a Board member will make you well-versed in laws, rules, and regulations related to community associations and maintenance. It will also give you a good grasp of finances and budgeting.
- 5. Have Fun Experiences:** Taking on some of your association's tasks is not boring. It can be fun, especially when you get to socialize and work with your neighbors to come up with creative ideas on how to make your community run better.
- 6. Learn Life Lessons:** As an HOA Board member, you learn valuable life lessons about working as a team. You learn to share your interests and responsibilities with others, and at the same time, you understand the importance of valuing others' opinions before making decisions.

7. Help Build a Resume: Did you know volunteering with a homeowner's association can help build your resume and perhaps help advance your career? Any kind of community volunteer service is favorable in the eyes of future employers.

8. Learn Leadership Skills: Serving on a HOA gives you a chance to hone leadership skills, take charge of issues, and work with others to fix them.

9. Give Back to the Community: One way to give back to your neighbors and community is to serve on your association's board, which allows the opportunity to make good decisions that will have a positive impact on everyone.

10. Meet Neighbors: An HOA meeting is a great place to meet your neighbors, get to know more about them, and make friends with others in your neighborhood.

RULES AND REGULATIONS REMINDER & UPDATE

Living in a condominium community means adhering to the Rules & Regulations of that community. These rules are established to maintain a consistent look and feel in the community and to help maintain property values for the community. Please take the time to become familiar with the Rules & Regulations. If you do not have a copy of the Rules and Regulations, they are available on the homeowner's portal or on the Melbourne Place website hosted by York H-G Properties. Below are a few of the Rules of which many residents seem unaware, as violations appear frequently in our inspections:

RULE #9 - Except in the Limited Common Elements appurtenant to a Unit or in any recreational areas designated as such by the Executive Board, no bicycles, toys, benches, chairs or other articles of personal property be left unattended in public areas, parking areas, lawns or elsewhere on the Common Elements. Only items such as patio furniture and grills may be stored on patios or decks; all other items of personal property, including but not limited to garden hoses, bicycles and toys, must be stored in the storage shed attached to the Unit or in the garage, as applicable.

UPDATED RULE: After reviewing the current policy regarding fire pits, the Board has amended the rules and regulations surrounding fire pits and will now allow fire tables after the homeowner submits and receives architectural approval.

#9A -Wood, charcoal, and gas-fueled fire pits are not permitted in MP1. However, with the approval of the Board, unit owners may keep a gas-fueled fire table on their patio. Owners must submit an architectural variance request to the Board for approval prior to

purchasing a fire table. Owners must also keep a fire extinguisher on the patio while the fire table is in use, and the table must not be left unattended at any time. Flames on the fire table cannot exceed 8" in height. *This is an amendment to the Fire Pit Resolution enacted June 12th, 2019 and is included as appendix A to the Rules and Regulations.*

RULE #14 - No "For Sale", "For Rent" or "For Lease" signs, window displays or advertising shall be maintained or permitted on any part of the Condominium or on any Unit, without the prior written consent of the Executive Board, The right is reserved by the Declarant and the Executive Board or any Managing Agent, to "For Sale", "For Rent" or "For Lease" signs on any unsold or unoccupied Units, and the right is hereby given to any mortgagee who may become the owner of any Unit to place such signs on any Unit owned by such mortgagee, but in no event will any sign be larger than one foot by two feet.

RULE #35 – The planting of plants, flowers, trees, shrubbery and crops of any type is prohibited anywhere in the Common Elements, including the Limited Common Elements adjoining each Unit, unless done in an attractive manner consistent with an overall landscaping plan for the entire Condominium, and subject to the decisions of the Executive Board as to all questions of aesthetics, and standards of proper maintenance and upkeep. No planting may be commenced by a Unit Owner anywhere within the Condominium without the prior written approval of the Executive Board.

NOTE: *If you purchased your property and there is a garden along the end of the unit, or in the back of the unit, that garden was installed by a prior owner and it is your responsibility to maintain that garden. You may alternatively submit an architectural request to the Board for approval to convert the area back to grass, expand your patio, or install pavers.*



RENTAL STATUS:

THE CURRENT NUMBER OF RENTAL UNITS IN OUR COMMUNITY IS 28 UNITS OR 23%.
THE RULES & REGULATIONS SET THE MAXIMUM RENTAL UNITS ALLOWED AT A LIMIT OF 30 UNITS OR 25%.