

Country Ridge HOA ~~Annual~~ Meeting

October 18, 2022

Call to Order

7:00PM.

Attendees

Board Members: Gail O'Connor, Sandy Rhoerig, Kathy Urey-Strickler, Helen Paup, Linda Rider, H.G. Property representative Jessica Webber. Three guests from the community.

Secretary Report

Secretarys' report approved as was online.

Treasure Report

Reviewed by Jessica Weber and approved. The report will be posted online.

Old Business

(1)Trimming of trees. HOA rules state homeowners are required to maintain an shubbery, plants and trees planted on their property. Lawns are private property owned by the homeowners. HOA board voted not to pay for maintenance of trees not on the common grounds of the association. Our landscaper Craig is willing to maintain these trees if contacted by individual homeowners. Cost of tree trimming etc. to be paid by individual homeowners.

(2)Renting of properties. HOA rules state homes are restricted to single family residential use only. Due to the high cost in legal fees to prove who is a house guest or relative (persons living on the property whoms name is not on the deed) or persons paying rent in cash. This matter is being referred to York Township under standard right-to-know requests-verifing that all permits and zoning rules were followed when modifications to the property were done.

(3)Monthly Dues again dues will increase next year-the 2023 monthly dues will increase by 5% plus 10cents to make a whole number as was done by past boards. The cost as of January 1, 2023 will be \$61.00 per month.

(4)Further discussion of signs designating this section of Country Ridge is a privately owned Convently Restricted community and signs designating access roads as private association property. Additional companies are being contacted for pricing.

New Business

(1)Bags for dog waste bag stands would be there for use by everyone responsible and irresponsible owners. Some dog owners will not pick up dog waste even if the bags are free. Some dogs are being walked through our community just so their dog waste is left not near their own homes. The board voted not to purchase dog waste containers at this time.

(2) Dumping of waste behind properties on odd numbered side of access road. These grassy areas are the private property of individual home owners. Crossing over the grass to dump waste down the hill to area not owned by the HOA is prohibited. Our landscaper has permission from the township and landowner to dump yard waste in a particular area. He also adds lime to the waste to

diminish the odor that may come from the clippings that also contain dog feces left by uncaring pet owners.

(3) On street parking-People are parking too close to the intersections between the access roads and the township road. This makes it very difficult to see oncoming traffic. York township will be contacted to have these areas marked to signify between legal and illegal parking.

(4) Street lamp posts that have enclosed electrical wiring exposed are scheduled for repair.

Next Meeting

Next HOA board meeting is November 15, 2022 at 118 Country Ridge Drive. All homeowners are welcome please call HG properties due to seating.

Meeting Adjourned

9:00PM.

Motion to Adjourn

8:00PM approved.