

COUNTRY RIDGE NEWSLETTER

2022 VOLUME 1

A MESSAGE FROM THE BOARD

As of March 1, 2022, York H-G Properties, LLC was selected to provide management services for our homeowner's association. They will assist the Board of Directors with the day to day management of the community which includes collecting dues payments, paying bills, coordinating vendors and proposals for community maintenance, community inspections, and community correspondence.

The decision was made to move to a management company so that we could more thoroughly keep track of the Association's financials as well as provide a main point of contact for homeowner's questions and concerns. Additionally, there were many tasks such as community inspections and quarterly newsletters that York H-G Properties will be helping with.

We're excited for this relationship with York H-G Properties and hope that homeowner's will see the difference in our community with their guidance.

RYN MILLER IS THE MAIN POINT OF CONTACT FOR ANY QUESTIONS, COMMENTS, OR CONCERNS. SHE CAN BE REACHED VIA AT 717-501-4435 OR VIA E-MAIL AT RYN.MILLER@YORKHGPROPERTIES.COM

BOARD MEETINGS

The Board of Directors meets on the 3rd Tuesday of every month at 7pm. Residents are welcome to join to discuss questions or concerns with the Board or to just listen in on the topics being managed. Please contact Ryn if you are interested in attending as the meetings are held at a private residence and seating is limited.

IN THIS ISSUE

- A Message from the Board
- Board Meetings
- Community Yard Sale
- FAQ
- Community Inspection
- Architectural Requests
- Save the Date – Annual Meeting
- Rules and Regulations Update
- Food Truck Friday
- 4th of July Fireworks
- York H-G Properties Services

Have questions or concerns?

Contact Ryn Miller with York H-G Properties at ryn.miller@yorkhgproperties.com or 717-501-4435.

York H-G Properties, LLC
40 Gotham Drive, Suite D
Red Lion, PA 17356



The Red Lion Borough Yard Sale will be held this year **June 17th and 18th, Rain or Shine.** Homeowners are welcome to participate in this event when no permits will be required, but they are responsible for their own advertising.

FAQ REGARDING HIRING A PROPERTY MANAGER

Q: Has the HOA been sold?

A: The HOA has not been sold and it is still run by volunteers elected by your community. York H-G Properties has no authority to make changes to the Association without approval from the Board of Directors and/or Homeowners (as appropriate). York H-G Properties is assisting with the management of the Association as described in the Message from the Board.

Q: How do I make my HOA payments?

A: You can still drop off checks in the green HOA drop box located in the community. York H-G Properties will pick-up payments on the 1st and the 15th of the month (or the following Monday if it falls on a weekend).

You may also make payments by mailing or dropping off a check to 40 Gotham Drive, Suite D, Red Lion, PA 17356 or online through your homeowners' portal. Payments made through the portal are free when you use your checking routing and account number, or if you would prefer to use a credit or debit card there is a fee. If you need assistance setting up your portal, please contact Ryn Miller at York H-G Properties.

Q: Will our dues increase because of property management?

A: Dues will be increasing by the 5% per year as allowed by the By-laws. This increase was already planned prior to hiring a management company and is necessary because the cost of our insurance, electricity, and landscaping is going up.

COMMUNITY INSPECTION

Due to the time constraints of the volunteers who serve on the Board of Directors, community inspections were infrequent and were rarely followed-up on prior to hiring a management company. York H-G Properties will be performing monthly inspections to identify violations of the rules and regulations. The first inspection was performed on April 22 and homeowners were sent notices.

If you receive a notice regarding a violation of the rules and regulations and need additional time to correct the violation, please contact Ryn Miller at York H-G Properties. The Board of Directors is concerned with keeping up with the appearance of the neighborhood and not with collecting fines. Reasonable extensions will be granted to anyone who reaches out to request additional time.

MOST COMMON VIOLATIONS NOTED

- Trash and recycling containers must be stored in the garage or behind the unit
- Siding should be cleaned regularly and free of mildew
- Personal items (toys, bikes, lawn furniture) should not be stored in common areas when not in use
- Shutters and trim should be painted when faded or chipping
- Landscaping beds should be maintained free of weeds and dead plants

If you need assistance with any of the maintenance concerns cited in a violation notice, York H-G Properties can recommend vendors for landscaping, painting, or power washing.

ARCHITECTURAL REQUESTS

York H-G Properties will be the new point of contact for managing architectural requests. Requests can be made by submitting an architectural request form with supporting documents through the homeowner's portal, via e-mail to Ryn Miller, by mail, York H-G Properties drop box, or the community drop box. Please note that approval for an architectural request may take up to 30 days and plan your project accordingly.



Mark your calendars! The annual meeting is scheduled for September 20, 2022. It will be held at Bethlehem United Methodists Church located at 250 Bethlehem Church Rd, Red Lion, PA 17356. Meeting notices and proxy forms will be sent closer to the date of the meeting. We hope that you can attend!

RULES AND REGULATIONS UPDATE

The Board of Directors has voted to update the rules and regulations of the Association. The two changes are below. The complete rules can be downloaded from York H-G Properties' website or from your homeowner's portal.

Capital Contribution Fee: The capital contribution fee owed by new homeowners has been increased from \$150.00 to \$300.00. This increase will not affect current homeowners. The capital contribution fee will be placed in the Association's reserves and will be used towards capital expenses such as replacement of light poles, replacement of common trees, and repaving of access driveways.

Large Breed Dogs: New residents to the community will not be allowed to bring in large breed dogs as defined by the American Kennel Club (<https://www.akc.org/dog-breeds/largest-dog-breeds/>). Large breed dogs that are currently residing in the community are allowed to remain until they pass. Homeowners are required to register their pets with the Association. If you have a pet, please contact York H-G Properties, and provide them with the name, species, and breed. Failure to register your pet will be considered a violation of the rules of the Association.



Friday, June 17

4:30pm - 7pm

Municipal Parking Lot,
33 West Broadway

Why cook on a Friday night?

Stop at Food Truck Friday for a variety of food trucks and great music, sponsored by The Guitar Spot.

Let our variety of trucks feed you and your family while enjoying local bands! Food trucks start serving at 4:30 PM and will serve through 7 PM. Parking will be available in Bethany Church's lot during our Food Truck Friday events.



Fireworks will be set off at
Fairmount Park
108 Boundary Ave, Red Lion, PA 17356
Please remember to safely follow
CDC guidelines and enjoy!

YORK H-G PROPERTIES SERVICES



As your Association's management company no one knows your property or community better! If you are looking to sell your home, we are here for you. We are offering homeowners in our managed Associations a competitive sales commission rate of 5% and waiving the \$175.00 re-sale certificate fee. Please contact Ryn Miller at 240-409-7719 or ryn.miller@yorkhgproperties.com to discuss how we can help with the sale of your home.