

COUNTRY RIDGE NEWSLETTER

2023 VOLUME 1

A MESSAGE FROM THE BOARD.

Spring has arrived! We have made it past winter weather and avoided much snow this season. The board and York H-G will resume regular walkthrough inspections starting at the end of April. As a reminder please do not allow children to play in the access roads. Residents should be following the community speed limit and observing all stop signs. If residents have any questions or concerns, please feel free to reach out to us at York H-G. We look forward to continuing to serve the community this year!

We want to thank all the residents in the community for your continued efforts to keep Country Ridge a safe and beautiful place to live. By working together, we make our community a better place.

RYN MILLER AND JESSICA WEBER ARE THE MAIN POINTS OF CONTACT FOR ANY QUESTIONS, COMMENTS, OR CONCERNS.

RYN MILLER: PHONE AT 717-501-4435
E-MAIL AT RYN.MILLER@YORKHGPURPERTIES.COM
JESSICA WEBER: PHONE AT 717-972-0632
E-MAIL AT JESSICA.WEBER@YORKHGPURPERTIES.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.

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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

www.yorkhgproperties.com

FAQ FOR YORK H-G

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

York H-G Properties will continue performing monthly inspections to identify violations of the rules and regulations. Due to winter weather inspections are done for the year and will resume in March 2023.

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 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, 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.

COMMUNITY REMINDERS

Pet waste being left in the grass has been an ongoing concern in the community. Please remember that in accordance with community rules, pet owners must pick up pet waste immediately. This is not only respectful to neighbors and others walking in the community, but to help keep your neighborhood clean. Pet waste left in yards if seen during an inspection will result in a violation.

With the arrival of warmer weather, please remember that dumping of waste is not allowed in the trees behind units. There is a designated location used by the landscaping company, that he has permission to use and that he maintains. This is not an invitation for other to dump yard waste or garbage.

Trash cans must be kept in the garage or in the rear of your unit when not out for collection. Once collection is complete, please move your trash can back inside within a reasonable time. Trash cans are not to be stored on porches or in front of garage doors. During inspections if it is noted that containers are not properly stored it will result in a violation.

It has been reported that residents have been seen driving over the grass in front of units and parking on the grass in the rear of units. Please remember that this is not allowed and if observed will result in a violation. Any damage to the grass area will be repaired at the expense of that individual.

There have been residents parking their vehicles very close to the intersections in the community. When cars are parked too close to this area it interferes with the line of sight for others driving. This can make it difficult to see when and cause concern for drivers in the community. Please make sure that cars parked along the road are a safe reasonable distance from the intersections.

Warm weather means time spent outside! After a cold few months I know everyone is eager to enjoy their outdoor spaces. Please remember to keep grass areas in the front and rear of units free of any personal items including outdoor furniture, toys, and other personal items when not in use. These items should be stored properly when you are finished using them. The lawns should be kept clean and free of personal items so not to interfere with landscaping.

Exterior maintenance of units is the responsibility of individual homeowners. Please check your trim, shutters, and molding to determine if it is in need of maintenance or repair. We will be performing a walkthrough at the end of April to determine the units that are in need of this type of maintenance. As always, please submit an architectural request for and work or changes being made on the exterior of units. If you need approved colors for shutters and doors, please reach out to York H-G.

The green drop box is still used for HOA dues payment checks to be dropped off and picked up. We have noticed a few times that checks may be getting wet due to weather. If you are using this box for your payments, please try to put you check in an envelope or even a plastic bag to avoid damage.

SPRING REMINDERS

April showers bring May flowers and, unfortunately, they also bring back the weeds! Please remember that mulch beds are the responsibility of homeowners. Keeping individual units looking nice keeps the entire community looking nice! We appreciate your efforts to maintain the community. If you have any further questions or concerns, please contact York H-G.

The board of directors is planning to have two 24X36 community signs installed at each entrance. The signs will read "Country Ridge a Covenant Restricted Community". Fast Signs will

be completing this project as soon as possible. York H-G will send a notice to residents one when have a date available.

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.

