

COUNTRY RIDGE NEWSLETTER

SUMMER 2023

A MESSAGE FROM THE BOARD.

Summertime is a time for fun in the sun! We will be continuing to pick up checks from the drop box and make regular drive-throughs of the community. Safety is important, so remember to be cautious around 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 want to wish everyone a wonderful summer.

PLEASE CONTACT YORK H-G PROPERTIES WITH ANY QUESTIONS, COMMENTS, OR CONCERNS THAT YOU MAY HAVE.

E-MAIL: ASSOCIATIONS@YORKHGPROPERTIES.COM
PHONE: 717-501-4435

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 that they have or to just listen in on the topics being managed in their community. Please contact York H-G Properties if you are interested in attending. These meetings are normally held at a private residence, so seating is limited.

YARD WASTE DISPOSAL

Community yard maintenance is maintained by Cherokee Lawn and Landscape as assigned by the Executive Board and York H-G Properties. Please remember that the Association is not responsible for maintaining any landscaping beds or lawns enclosed by fences. When you touch up your lawn or maintain your garden beds, please do not put excess grass, weeds, or other waste in the

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Have questions or concerns?
Contact the York H-G Properties at associations@yorkhgproperties.com or call us at 717-501-4435.

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

www.yorkhgproperties.com

access roads or in the wooded areas behind units. If you have any further questions or concerns, please contact York H-G.

COMMUNITY INSPECTION

York H-G Properties will continue to perform the monthly inspections in order to identify any violations of the rules and regulations.

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

MOST COMMON VIOLATIONS NOTED

- Trash and recycling receptacles must be stored in the proper area, which is inside the garage or behind the unit.
- Siding should be cleaned regularly to prevent mildew.
- Personal items such as toys, lawn furniture, bikes, etc. should not be left in common areas when not in use.
- Shutters and trim should be painted when faded or chipping.
- Homeowners should maintain their landscaping beds; these beds should be free of weeds and dead plants.
- Homeowners should not interfere with landscaping work that is being completed by a vendor.
- Pick up after your pet and do not walk your dog unleashed.

If you need assistance with any of the maintenance, York H-G Properties can recommend various vendors.

ARCHITECTURAL REQUESTS

An architectural request is required when making any changes to the exterior of your home. Requests can be made by submitting an architectural request form with supporting documents through the homeowner's portal, via e-mail to associations@yorkhgproperties.com, 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. Also, homeowners must call the township to get permits for modifications to your home or decks.

Thank you to all homeowners who attended the board meetings regularly. As always, we appreciate your time and input regarding your community.

COMMUNITY REMINDERS

Pet waste being left in the grass has been a 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.

As we go roll into the next month, please remember that dumping of waste is not allowed in the wooded areas behind the units. The landscaping company uses this area. He received permission to use this area and in return he properly treats this area to prevent issues. Again, we ask that homeowners do not use this area to dump waste.

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.

Please check your trimming, shutters, and molding to determine if it needs any maintenance work. Exterior maintenance of each unit is the responsibility of the homeowner. We will be performing a walkthrough in the fall to determine which units need this type of maintenance.

As always, please submit an architectural request for any changes being made to the exterior of units. If you need approved colors for shutters and doors, please reach out to York H-G.

While we still are using the green drop box for HOA dues payments. We ask that you be cautious of the weather when placing your payment in the box. We have noticed a few times that check may be getting wet due to weather. If you are using this box for your payments, please try to put your check in an envelope or even a plastic bag to avoid damage.

We recently painted some areas in the community with yellow lines. Please do not park in those areas where the painting has been done.

ANNUAL MEETING REMINDER

The annual meeting will be held on Tuesday, September 19, 2023 from 7:00pm until 9:00pm. The meeting will be at Springvale Church, located at 265 Circle Dr., Red Lion, PA 17356. We encourage anyone interested to please attend this meeting.

A reminder to those who plan to attend, those who are delinquent with HOA dues will not be able to vote.

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 are also able to 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 (eCheck). When making a payment using a credit or debit card, there is a fee. If you need assistance setting up your portal, please contact York H-G Properties.

Q: Will our dues increase because of property management?

A: Dues will be increasing by 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 will also rise.

Q. Where can I find a copy of the Rules & Regulations for Country Ridge?

A. All governing documents are available on the homeowner's portal and on our website (www.YorkHGProperties.com). Just click on the association that you live in, and there will be several governing documents you can view.

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 resale certificate fee. Please contact us at 717-501-4435 or associations@yorkhgproperties.com to discuss how we can help with the sale of your home.