

Heatherbrook Homeowner's Association Inc.

Morgantown, PA

Home Owner Communication

Date: 3/03/2017

We wanted to update all residents on a few items, as we held elections for 2017 and have begun to make plans for this year. We have many new residents that have moved to the community and welcome you all.

The Executive Board is in the process of hiring a management company to handle the normal affairs of the association to include book keeping, meeting organization and any required administration. We anticipate to be under contract within the next 45 days, which will assist us all with improved operations. Work has also begun on a website, where we can post official communications and information for our residents, including forms, rules etc. The hope is to ease communication with residents and make some of the forms more self-service. We are investigating online payments for the association fees, but this will take a bit more time, as we must complete the transition to the management company.

As the "building" is winding down, we anticipate a final top-coat of paving to be completed this Spring, as well as final line painting and signage. We will pursue having all "worn" areas of the grass around our streets filled in and planted which will be a welcomed finishing touch to the community.

We also wanted to communicate a few simple reminders, as we have so many new residents.

1. Street Parking is not permitted at any time. Residents are responsible for their guests and violations are subject to penalties, including the towing of vehicles. This was communicated in a letter dated February of last year, for our longer term residents.
2. As a reminder, all residents should utilize their own garages and driveways for vehicles, as well as your guests. Overflow of guests can be accommodated in the designated guest parking lots. These areas are designated for guests, not for resident parking. Please take immediate steps to ensure you can place your vehicles in your garages and driveways. Again, this was communicated last February, but we also recognize that we have many new residents in the past year. We simply can not appropriately accommodate

our guests, if the guest parking area is filled with residents. This was never the design of the community.

3. Trash may be placed curbside after 6:00 PM, the day prior to pick up. Please do not place your trash outside unusually early. Trash cans are to be removed from the curbside and stored in your garage by the end of the day of trash pick up. Trash cans with a lip are the approved receptacle for all trash due to the winds we experience, as well as animals chewing through trash bags, causing further issues. Please do not place trash bags out for pick up.
4. Pets must be leashed when outside of the unit. No animals, including cats, shall be allowed to roam freely about any Limited or Common elements.
 - a. Please walk pets away from the buildings and clean-up all deposited solid waste, at the time the waste is created. Coming back a day later to remove solid waste is not acceptable.
 - b. Pets may not be left outside unattended.
 - c. Pets may not be tied to a stake or to the interior or exterior of the buildings, trees, posts, etc.
5. Please do not remove the plowing stakes. If a stake falls over, or is removed, please pitch in and place it where it belongs. Our landscaper will repair any damage to the grass caused by the plowing over the winter if our community is "staked", which is a service we pay for in order to maintain the property.

Should you have questions, or need to communicate with the Heatherbrook Association, please email heatherbrookhomes@gmail.com.

We look forward to a short Winter and a safe and comfortable community!

Sincerely,

Heatherbrook Executive Board