UPCOMING PROPERTY INSPECTION

The Board will be conducting a neighborhood walkthrough the first two weeks of April.

This inspection is done to ensure the properties within Seneca Ridge are maintained in accordance with the community documents to ensure an aesthetically pleasing community. After the walk through, letters will be sent to homeowners notifying them of items to be corrected on their property. If you wish to be proactive and avoid receiving a letter, some of the items you will want to attend to prior to the walkthrough will include but not be limited to:

- Removal of decorations that are out of season
- Inspect decks and privacy fences for condition and staining required
- Mold and mildew removal
- Repainting of trim, doors, shutters and molding as necessary
- Removal of overgrowth and debris from under decks and around air conditioning units and electric/gas meters that are obstructed.
- Weeding of mulch beds
- Remove any items stored on or around decks
- Reminder: Sidewalk and driveway repairs are the responsibility of the homeowners
- Dog waste on the property to be picked up immediately upon defecation
- Knee walls and garages should be inspected/repaired as needed.
- Proper storage of trash cans
ASSOCIATION MONTHLY DUES

HOA dues are payable to Seneca Ridge HOA c/o Bennett Williams Realty, Inc., 3528 Concord Road, York, PA 17402 on a monthly basis. Coupon Payment Booklets were mailed to all homeowners in December 2015. Dues received after the 15th of the month are subject to a late fee.

DELINQUENT ACCOUNTS

Don’t get caught with outstanding dues!!

A copy of your current account statement is included with this mailing. Homeowners who have an account balance receive a copy of this statement on a monthly basis showing the late fees added to the account.

Accounts with a balance over 90 days are turned over to collections. After a Judgment is obtained from the District Justice it is then filed with the Prothonotary. This serves as an official recorded lien against the property owner and is recorded in the York County public records. The Board may also choose to have the sheriff obtain a warrant to survey your personal property for a sheriff sale to collect dues owed.

UPCOMING MAINTENANCE

Street Sweeping—Springfield Township will post signs when street sweeping will commence. All cars are to be moved off the township streets for the work to be completed. Tentative schedule for sweeping is the week of April 18th.

Landscape Work—Prestige has been diligently working in the community to repair any snow damage, place mulch and do the first mowing of the season. Spring is here!

Street Lights—Lights that had previously been on during daylight hours have had the photo cells replaced and are now operating efficiently. If you see a light on during the day or not on at night, please contact Bennett Williams to report.

House Numbers—There have been several incidents within the community where emergency vehicles have had trouble locating residents. The Board is continuing their quest to determine proper placement of house numbers. More info will follow.

Pear Tree Trimming—Pear trees along 6902 to 7359 SRD and 6899 to 7239 N. Sentinel will be trimmed in 2016. Tree trimming is on a rotating basis within the community.

Curb Painting—The Township will be painting curbs in the community to maintain parking at the legal distance from stop signs and fire hydrants.

Community Maintenance—Safety Reminders

Parking—Vehicles may not park on any grassy areas as this causes damage to the turf. Use overflow parking when necessary.

Direction: North and South Sentinel are one-way streets. Follow the directional arrows.

Children are the responsibility of the parent/guardian and should be supervised at all times when outside the homes.

Pets – must be on a hand held leash at all times and be under your control. Pet waste must be picked up immediately. Dog runs and dog tie anchors are not allowed in the community.

Trash and recycle bins should be labeled with address. Trash is not to be put out before the evening of collection and all toters are to be returned to storage the day of collection. If a holiday falls within the week and there is a question of the correct trash day, please check the Penn Waste website. Basically if collection falls on/after a holiday, all collections are moved back one day.

Community Yard Sale

May 21, 2016

Clean your closets now and join your neighbors to make this a successful event.

The Association will advertise in the Community Courier.

Playground Etiquette

No Littering
No profanity
No alcohol
No smoking
No abuse of playground equipment
No pets allowed in the playground area. Children should not be playing in or with the stones in the townhouse playground.

Email Communications

In an effort to assist in the Go Green effort, the Board is attempting to collect emails for community residents. If you have an email and would like to receive items such as the newsletter, communications via email, please provide your email address to Bennett Williams by emailing Darla at drobinson@bennettwilliams.com.