



President's Message

Happy Spring to All!

I'm so glad we are past the snow and ice time of year!

Now we look forward to warmer weather activities. The tennis court will be done very soon along with an overall freshen up of the common area near the courts. Each court will have the lines available to play both tennis and pickleball. A new gate with an access code will be installed and some new benches will be placed around the area. I am working on having someone visit Rose Hollow to give us a rundown of the game of Pickleball so that more residents can enjoy this great amenity. An email blast will be sent when this is scheduled.

We have come up with some rules and guidelines for the court as well as a registration form to use the court and get an access code. As you are aware the court was a big expense, and we must be sure we keep it in good condition for a very long time. A violation will be assessed **immediately** to a unit if the court is used for any activity other than tennis or pickleball. No bikes, skateboards, pets etc. will be permitted on the courts. A complete list of rules will be given to each unit that signs up to use the court and included in the handbook online.

Email blasts will continue to be a way of communicating especially with any information we need to share right away. Please be sure to sign up for email blasts, if you have not already, by emailing our property manager. Your email will not be shared and is used strictly for Association business. If you do not have an email address, please consider giving a close relative/friend's email so they can keep you

informed. The website is also a good source for information, but an email saves you the trouble of checking the website often.

The pool will continue to operate without lifeguards this year. We will be in need of pool volunteers again this year to make sure the pool and clubhouse is secure in the evening at closing. Please contact the property manager if you are able to help with that. Your fob from last year will be the same and will be activated in time for the opening of the pool on Memorial Day weekend. We may be able to extend the season past Labor Day if all goes well with expenses this year so let's hope we don't have any surprise expenses!

Let's continue to be good neighbors to one another. We do live in very close quarters and what we do affects others. Please continue to secure your trash, keep patios neat, store propane tanks at least 10' from buildings, close your garage when not in use, don't drive on lawns when pulling in driveways, avoid feeding squirrels, don't leave anything with standing water around to keep down mosquitos, follow pool and tennis court rules and most importantly keep an eye on each other and our common property so that we can all be safe and keep our expenses down.

We will still be meeting on ZOOM until further notice. The link for the meeting will be on the website. Feel free to join the meeting and send any questions to Tina Martusus, in advance, so we can answer them during the meeting. Lastly, I would like to thank the board for all of their time volunteering to make sure Rose Hollow runs smoothly. See you all at the pool!
Dawn Nachbaur



The community yard sale will be held on Saturday, April 29th from 8am-3pm with a Rain date of Sunday, April 30th. Please join in the event and spread the word.

Grilling This Summer



Please remember open flame grills AND propane tanks are NOT permitted on balconies or within 10 feet of the building structure.

Electric grill units are permitted.



Tennis/Pickleball Courts

Resurfacing is expected to be completed in May 2023. See enclosed forms to submit for entry to the courts.



Trash Talking

Keep our community clean! Please use trash receptacles and/or tied "**heavy gauge**" trash bags for trash. This helps prevent small animals from breaking bags and loose trash blowing through our community.



Pool Season

We are in need of volunteers for a pool committee. Primarily, members are needed to perform basic closing procedures at the end of each day such as making sure umbrellas and doors are closed. Duties may expand based on the number of volunteers. Information concerning the pool opening should reach the community by the end of April. Please contact Nancy Price at n.pric_302@yahoo.com to volunteer.

Sewer Line Insurance

Your association fee includes insurance coverage for your outside sewer line. If you notice signs of a clogging line please contact:

HOMESERVE

For an emergency: Please call 1-833-354-1085, the first prompt ("Press 1 for Repairs") they will have agents available 24 hours a day to assist you with an emergency claim.

Any issues determined to be resulting from interior sewer lines are homeowner responsibility.

Top Five Rules you should remember

1. Pick up after your pets and remember that dogs must be leashed and under the control of owners at all times. Only one pet is permitted per household.
2. Do not store trash/recycle containers at front entrances and please remove them on the day of pickup.
3. Trucks are not permitted to be parked on driveways.
4. All exterior changes and replacements require board approval. Please submit an A/R form before work.
5. Keep patios and decks tidy and free of debris.

The updated handbook can be found on the Rose Hollow website.

BOARD MEETINGS

All board meetings (except Nov/Dec) are held on the Fourth Monday of each month at 7:00 pm. All meetings are being held via zoom at this time. Zoom information and any changes will be posted to the messages board of the website at www.rosehollow.org.

If you wish to address a specific issue with the Board please email our property manager at t.Martusus@cpm975.com

2023 Planned Board Meetings

April 24	May 22
June 26	July 24
August 28	Sept 25
Oct 23	Dec 4

Meeting dates may change due to unforeseen circumstances.

Get Involved

Your ideas are always welcome. We encourage you to participate in the betterment of our community. Please contact the Board of Directors through Continental Property Management at 215-343-1550 or t.martusus@cpm975.com



Rose Hollow Condominium Association Board Members

Dawn Nachbaur	President
Alan Bress	Vice President
Mary Fortado	Treasurer
Daphne Mroz	Secretary
Michael O'Neil	Member at Large



Property Management

Continental Property Management, Inc.
Tina Martusus, Property Manager
975 Easton Road – Suite 102
Warrington, PA 18976
215-343-1550
Email t.martusus@cpm975.com

Website Information

www.rosehollow.org

Unit owners can gain access to the "resident" section by contacting the management company for the username and password.

Emergency Procedure

Emergencies that are a concern for public safety should be called into 911, police or fire. Less severe emergencies should be reported to Continental Property Management.

Business Hours

Mon-Thurs 9am-5pm
Friday 9am-4pm

**After Hours Association Emergency Service
Phone number: 215-750-4895**