



ROSE HOLLOW NEWSLETTER

FALL/WINTER 2023

PRESIDENT'S MESSAGE:

(DAWN NACHBAUR)

I hope this newsletter finds you all well. One important thing I'd like to mention is our email blasts. Please make sure you sign up for the email blasts. It will not be shared with anyone outside of the Board of Directors and Continental Properties who maintains the list. Joining is important for up to the minute communication and announcements. Many units don't know about the garbage holiday schedule, pool information or snow removal updates because they aren't getting the emails. Renters MAY sign up as well for these emails. If you don't have an email address, consider giving a close relative's email so they can contact you about anything you might need to know right away. The website is also a good resource for information, but an email blast saves you the trouble of checking the website often. Most developments are using this method of communication as it is very successful and a savings to the community for mailings. You can contact our property manager, Tina Martusus, to be added to the list at **t.martusus@cpm975.com**

Our pool season was very successful with the help of our volunteers. I would like to thank them again. A special thanks to Nancy Price for coordinating the pool volunteers. This was key to running the pool safely.

The tennis court is now open. We are still waiting for a new lock for the gate, but it has both tennis and pickle ball lines for play. If you need the code to enter, please email our property manager.

Garbage continues to be a problem. Pick up for trash is performed twice a week on Monday and Thursday. Recycling is performed on Thursday. For Bulk pick up you must call Envirogreen at 215-343-1662 to arrange bulk pick up which they can schedule for a Thursday trash day if they are notified in advance. Garbage should not be put out prior to 4pm the night before and preferably place out the morning of to avoid wind and birds spreading trash around. If you are away, please arrange for a neighbor to help you with trash disposal.

Some other important reminders of issues that have come up are trucks parked in driveways, commercial trucks parked overnight and unleashed dogs. Not only are these issues against the Rose Hollow rules but commercial trucks parked overnight, and unleashed dogs are also town ordinances. All the residents must abide by these rules or fines will be levied in addition to township involvement. Please refer to the handbook for any questions on the rules. The residents count on everyone following these rules so we can continue to have a safe and beautiful community.

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 our property manager, Tina Martusus, in advance so we can answer them during the meeting.

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ASSOCIATION REMINDERS



WATER SHUT-OFF

We would like to take this opportunity to remind residents to turn off and drain the outside water bibs for their hoses. It is imperative this be completed before colder weather sets in as we have had problems with freezing lines during the last several years. Several lower units within the community have sustained major water damage to personal property. For the sake of your neighbors, **PLEASE** completely drain the lines. If you have any questions or problems, we strongly recommend that you contact a local plumber to complete this work.

1. Shut off the valve that is located underneath your kitchen sink (B unit) or next to the wall of the laundry room (A unit).
2. After the valve is off, go outside to your hose/water draw-off and OPEN this valve. This will stay open all winter.
3. Go back to the original valve underneath your sink or in your laundry room, located next to the valve is a smaller bleed valve. Take this bleed valve OFF entirely.

When you do this, look for a small rubber gasket and also remove this (It may be inside the bleeder).

4. Leave everything in this manner during the winter months. Make sure you keep the small bleed valve and rubber gasket in a secure place so that you can reuse them again in the spring.
5. Ask your neighbors (A/B) to advise when the water is turned off/on in winter and spring, in case they've forgotten.

TO THE RESIDENTS OF THE "B" UNITS: WHEN YOU TURN ON THE WATER AGAIN IN SPRING OF 2024. PLEASE MAKE SURE THE OCCUPANTS ARE HOME IN THE "A" UNITS. YOUR LINE MAY HAVE BROKEN DURING THE WINTER AND THE DAMAGE WILL NOT OCCUR UNTIL YOU TURN IT ON IN THE SPRING. IF THE LINE HAS BROKEN, WATER WILL POUR INTO THE "A" UNIT. PLEASE ALSO REMEMBER THE DAMAGE THAT USUALLY OCCURS TO UNITS WHEN THE LINE HAS BROKEN AFFECTS YOUR INDIVIDUAL INSURANCE POLICIES AND NOT THE ONE MAINTAINED BY THE ASSOCIATION. UNIT OWNERS WILL BE RESPONSIBLE FOR THEIR OWN INDIVIDUAL CLAIMS.

YARD SALE

The yard sale will be held on Saturday, September 23rd 8am-3pm with a rain date of Sunday, September 24th.



SNOW REMOVAL

In accordance with the Governing Documents of Rose Hollow Condominium Association, individual owners are responsible for the snow removal from their personal driveways and service walks (See enclosed snow removal responsibility). If you are unable to perform snow removal yourself, you may hire an individual contractor who can assist you or you may call the following contractor offering assistance:

**Today Homescaping
(Dave) 267-242-0545**

Should other contractors offer assistance we will post the information on the website.

TREE PRUNING



Fall is a good time for tree pruning! More reasonable rates may be offered by tree service companies during a less busy time of the year. The Association guideline is trees must be kept trimmed back from the buildings a minimum of 3 feet. Trees may not touch the entrance roofs and any overhang into a neighbor's space are subject to pruning, based on the neighbor's preference.



CHIMNEY CLEANING

All operational, wood burning chimneys must be cleaned and inspected by a qualified chimney inspection company. We recommend this be done annually and a receipt provided to the Association to show service has been completed.

GUTTER CLEANING



Will take place during the month of November or early December.

WEBSITE

Updates to community operations will be posted on the website as they become available (i.e., Trash collection changes, snow removal updates, etc.)

www.rosehollow.org

User: RoseHollow1

Password: Cardinal19067

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HOLIDAY DECORATIONS

As the holiday season is fast approaching, this is a reminder to everyone regarding holiday decoration Rules and Regulations. Article 2, Use of Property, D.

White, non-blinking lights may be placed within the fenced area only. Nothing is permitted beyond the front fence or hanging outside the front fence except a bough of evergreens, which can be highlighted with red ribbons. Occupants of "A"- units may extend white lights beyond their front fence line along the garage wall to the end of their shrubs if they so wish. A wreath may be placed in the living room window of the "A"-unit facing the street. Likewise, the "B"-unit may also install a wreath in the landing facing the street. If a spotlight is used, only a white floodlight will be permitted. **Decorations may begin no earlier than December 1 and must be removed by January 15.**

Thank you for your cooperation with all the above matters.



Management Company:

Continental Property Management
Tina Martus, Property Manager
Email: t.martus@cpm975.com
Phone: 215-343-1550

Business Hours:
M-Th 9am – 5pm
Friday 9am-4pm

Direct all mail to:

Rose Hollow Condominium Association
975 Easton Road, Suite 102
Warrington, PA 18976

EMERGENCY ANSWERING SERVICE

Outside of normal business hours please call Continental Property Management answering service: 215-750-4895 for emergencies only

True Emergencies are to be called into 911, police or Fire.

Join the email blast communication by emailing our property manager, Tina Martus (see email above)

Board of Directors

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