

Stonebridge Crossing Condominium Association General Information



Mail correspondence to: SCCA, 3397 Glen Hollow Drive, Dover PA 17315

(You may also securely place correspondence directly into the locked box located at this address.)

General E-mail: stonebridge_17315@yahoo.com

Treasurer E-mail: stonebridge_treasurer@hotmail.com

Website: www.stonebridgedoverpa.org

2024

The Board The main responsibilities of the Stonebridge Crossing Condominium Association (SCCA) Executive Committee are to maintain our group insurance, maintain the park area, and ensure all units comply with the Standards and Regulations regarding maintenance by the homeowner. Your Board is staffed by fellow home owners who pledge their service to manage the community, keep our dues low, and reach fair solutions to issues within our scope. Barking dogs, noise, speeding cars, etc. are referred to Dover Township or the Northern Regional Police as the Board has no authority in civil matters.

Share your e-mail address with us! Please communicate through e-mail whenever possible. Standard mail is acceptable, but will be slower. There is no communication by phone in order to protect all parties involved with verifiable documentation.

Make sure you have sufficient home owner's insurance... now... today!

Stonebridge has a group policy however DEDUCTIBLE IS \$5,000.00. The policy only restores damages to the same state at which your unit was ORIGINALLY CONSTRUCTED and DOES NOT COVER improvements and upgrades. Owners will need a home owner's policy obtained from an insurance provider of personal choice to cover the balances.

Dues The Board pursues non-payment with Stonebridge's attorneys. A certified letter is sent (regardless if you accept it) after which a hearing date is set with the Magistrate. If you do not appear, collection greatly increases what is owed due to legal fees, court costs, etc. also billed to the home owner. If still unpaid, then the County Court and Sheriff's Department becomes involved, with possibility of a lien against the home which affects your credit rating. If you have a legitimate hardship we will work with you, but you must work with and advise the Treasurer immediately, not later.

Construction Applications: Decks, Add-ons, Sheds, Swimming Pools, Ponds, etc.

If you intend to make any exterior additions or changes to your property a form (available by request or on the website) must be submitted to the Board for review and approval to avoid fines and possible deconstruction. Remember, this procedure is what is keeping chicken coops and kennels from being constructed next door to you! This does not include additional permits required by the Township. Example: Pools or ponds exceeding 24" in depth require erecting a fence, (see ordinances, Zoning, Chapter 27 on the Township website). Always contact the Township before building. More information may be found here: www.dovertownship.org

BAMBOO IS PROHIBITED! *No species of bamboo may be planted anywhere in Stonebridge Crossing and removal will be at the expense of the home owner.*

Property Inspections

Current Standards and Regulations are available by request or on the website. Everyone agrees to these rules when purchasing a home in Stonebridge. Most home owners take pride in maintaining the appearance of their homes and having a nice-looking neighborhood.

Common violations include parking on the grass, trash and recycling containers in view, signs offering services or advertising businesses, trailers or other large vehicles stored on the property, mailbox maintenance, unpainted shutters, doors, lamp posts and tops, unlit lamp posts, driveways requiring sealing or repair, siding in need of cleaning, and clutter viewable from the street.

Individual home owners will be advised by mail and issues are not limited to the annual inspection especially if we receive a formal complaint from a resident. Each year we receive complaints about neighbors not keeping up with the exterior of their property, some of which are outside of Board responsibility (stray cats, curbside weeds, etc.) If you contact us with an issue without your return information we cannot respond to you.

The Board's responsibility to the entire community is to insure property values are kept up and each home owner is held to the same standards. The Board does not give anyone "preferred" treatment, all are equal.

Services

The Association cannot make recommendations for services, suggest contractors, or even assist a neighbor with a simple task such as replacing gas light mantles as it could leave Stonebridge vulnerable to legal liabilities. Certainly neighbors may choose to extend a helping hand but not as a Board representative. Be an informed consumer and always look for testimonials, reviews, and recommendations before engaging the services of any business or individual, making sure the contractor is licensed.

Annual Association Meeting is in September

Please make time on your calendar to participate in community issues and decisions the third Saturday in September. Every three years the Executive Committee is elected.

Useful Tips For Home Owners

Water can be major problem if not properly managed.

- Detach outdoor garden hoses before cold weather sets in. Water left in the hose and indoor supply pipe can freeze, expand, and burst creating a flood in your home! If you forgot, be careful when turning on the outside water again and look for leaks inside.***
- Washing machine hoses burst without warning. Leaving water on (pressure) can rupture old hoses and create a flood! Replacement is suggested every 5 years. Post a note close to the washer when to replace.***
- Clothes dryer vents may be blocked with lint and bird nests becoming serious fire hazards.***
- Hot water heaters that have reached the end of their life span should be inspected or replaced.***
- Many sinks and other receptacles are not being manufactured with emergency drain holes for water to escape which if left running will overflow.***

Clothes Dryers Lint in your dryer or ductwork greatly increases chance of fire! Keep it cleaned out regularly. If your outdoor vent becomes obstructed birds may build nests inside increasing fire risk.

Driveway sealing is a relatively do-it-yourself needing only sealer, a stirrer, and a sealing brush/pole. Usually done when it is warm/hot outside, following the instructions varying with the product.

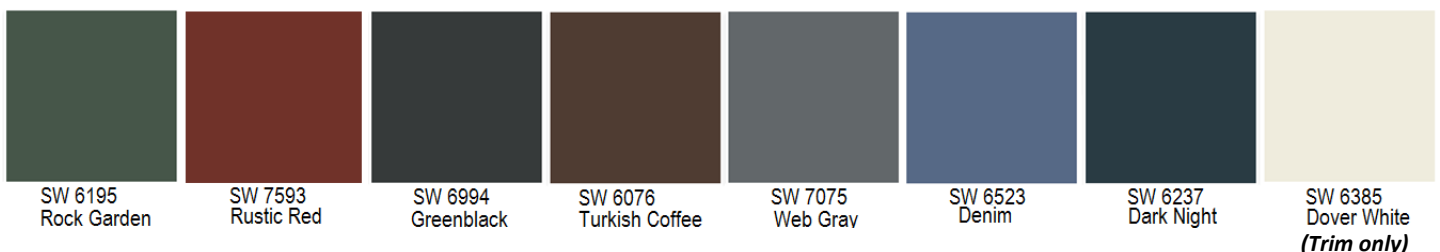
Lamp Posts There are no street lights in Stonebridge making our lamp posts a safety requirement. Mantles for gas lights may be purchased at hardware stores or online. If you are uncertain, have someone qualified perform this service. If replacing yourself turn off the gas first and follow all instructions. With an electric or solar fixture the lamp must be functional and the battery charging.

Mold on the siding of units is unsightly and falls under upkeep of the exterior. For small amounts a good hose washing and scrub may be all that is needed. Success may be possible with an all-purpose cleaner if done within arm's reach, using a power-washer, or having a company do the work professionally. Homes with proximity to water usually experience the most mold.

Smoke Detectors Press test button weekly, replace battery annually, vacuum to remove dust which can affect reliability. Replace if more than 10 years old, as detectors wear out with time. If you cannot remember when you replaced the battery, do it now to avoid failure when needed most!

Chemical storage Be certain you store gasoline safely, keeping things from children, and not being a hoarder creating a needless fire hazard.

Painting Exterior unit colors must be matched and can be purchased at Sherwin Williams. The West York location keeps an account number (2881-1316-0) and offers discounts for paint and supplies.



Tree Branches and shrubs need regular care to keep growth manageable and attractive. Check trees that need cut back to head off any property damage and Dover Township regulations.

Curb Your Dog! Animal droppings on lawns, the common area, and sidewalks is a violation of Stonebridge and Dover Township regulations, and a health issue. There is no excuse for not cleaning up pet waste but the Board cannot act without proof. At night low light or infrared cameras (on your property only) may identify the offender.

Weed control information is readily available on the internet and can be very simple with a spray mixture of vinegar and soap which dehydrates plants but use caution; it also kills adjoining plant life so use with care around grass, etc.

Stray Cats Increases in numbers is due to irresponsible individuals who have either abandoned them or felt that “they belong outside” making our properties litter boxes and breeding dens. Domestic cats were never native to North America and kill vast numbers of birds and wildlife, often starve, become prey, diseased, and breed more cats with their lifespans rarely more than 3 years. **DO NOT FEED THEM!** If you trap and have them neutered often the suggestion (after you have paid for this) is to return them to where they were trapped so another cat does not establish the territory, which may have already happened.

Retention pond and drainage A Township Representative inspected the “French” drain systems leading to the grates and determined they are doing the job however after years of having rocks removed by individuals and the subsequent build-up of silt, grass clippings, weeds, etc. they still remain functional, but not very attractive. Do not use chemicals in these areas.

Snow Our Township requires Unit Owners to clear a 24” wide path on sidewalks within 24 hours. Children using sidewalks walking to bus stops make uncleared sidewalks treacherous! If a snow emergency is declared our streets become snow emergency routes and all vehicles must be removed to avoid a Township fine. The hill in the park area looks tempting for sledding but be considerate of unit owners since that hill is their backyard. *Sledding is not permitted without their permission, is at your own risk, and Stonebridge Crossing is not liable for any damages or injury.*

Environment Most people know we should care about the future for our children and control costs. Here are a few easy things that do both. Conserve water using low-flow shower heads and faucet aerators, fix dripping faucets. Report suspected leaks. No grease, fats, oils down the drain. Use low phosphate cleaners. Protect storm water drains so gas, oil, paint, trash, and grass clippings do not end up in creeks and streams. Washing your car on the lawn absorbs phosphates without polluting our waters. Report any manhole issues. Do not plant trees near sewer lines as roots can create expensive damage. Flushing prescription drugs poisons water supply. Discard them with trash mixing with something undesirable such as coffee grounds or cat litter. An FDA list suggested for flushing due to individual/pet danger may be found here: www.fda.gov/downloads/Drugs/ResourcesForYou/Consumers/BuyingUsingMedicineSafely/EnsuringSafeUseofMedicine/SafeDisposalofMedicines/UCM337803.pdf