



SOUTHERN VALLEY REMINDERS



Spring/Summer 2015

IMPORTANT HOMEOWNER REMINDERS

PLEASE TAKE A MINUTE TO READ AND ABIDE BY THESE REMINDERS IN ORDER TO KEEP OUR COMMUNITY SAFE & CLEAN!!!

- ❖ **DECK STAINING-** Please take a look at your deck. If the deck is faded, needs cleaned or in need of repair please make arrangements to address your deck. Decks are only to be painted or stained neutral colors, please match the existing.
- ❖ **BRICK CLEANING-** Some of the brick on the homes need to be cleaned as there are streaks running down the brick.
- ❖ **LANDSCAPING** – JML Landscape Management has been awarded the landscape contract. The Association only cuts and fertilizes the lawns. We kindly remind you to water your lawn, shrubs and trees to keep them growing. As a reminder, Homeowners are responsible for turf repairs, shrubs and trees. There are many areas including the devil strip in front of homes that need to be seeded. Any dead or unhealthy shrubs should be removed and replaced with the like kind.
- ❖ **LAMPPOSTS** - Please make sure that your lampposts are working at night as it is the owner's responsibility to maintain, repair, and replace. This is crucial to keeping our community safe and well lit at night since there are no street lights. If you have changed the bulb and the light still doesn't work, you may need to change the sensor. Please contact the Management Company if you need help repairing your lamppost. Please make sure your lampposts are in an upright position and not leaning.
- ❖ **SIDEWALKS-** The sidewalks in front of your home are the responsibility of the homeowner. Please make sure your sidewalks are safe and maintained. Uneven or badly pitted sections need to be replaced for safety.
- ❖ **PETS** - All pets **MUST** be leashed when outside the Unit. No pet is permitted to run loose. Pets may not be chained on a run, or left outside unattended. The pet owner is responsible to **immediately** clean up their pet's waste. Please respect your neighbors, don't walk your pet through your neighbors yards.
- ❖ **SOUTHERN VALLEY WEBSITE-** Alteration forms, Rules, Community Documents, and other information are available at www.adamsridge.net/southern-valley-hoa.html
- ❖ **PARKING ON THE STREET** – The Adams Township ordinance **does not permit on-street parking** anywhere in the community on public roads. Please be aware that if you park on the street there is a possibility you will receive a ticket.

- ❖ **GARBAGE-** All trash, garbage and other waste shall be kept in sanitary containers and must be kept inside your Unit at all times except after 6pm on the night before pick-up and 6pm the night of pick-up. Garbage and Recycling may only be stored inside the unit. Fines shall be imposed for any violation.
- ❖ **ALTERATIONS** – Please remember that prior to making any changes or altering the appearance to the exterior of the unit, you must first request and have received written approval from the Board of Directors (i.e. adding a storm door, painting, changing/adding landscaping, etc.). All changes must go through the request process. Please contact Acri to request the appropriate documentation. Any unapproved modifications will be asked to be removed and put back to its original state and fines shall be levied.
- ❖ **UNIT MAINTENANCE-** Each Owner shall furnish and be responsible, at his own expense, for all of the maintenance, repairs and replacements within his own Lot and Unit and also for all exterior maintenance required in and about their Unit. Fines shall be imposed for non-compliance.
- ❖ **SELLING YOUR HOME-** A full re-sale disclosure package must be ordered for Southern Valley when you have a buyer for your home. The re-sale disclosure package can be ordered at www.condocerts.com or by calling their customer service at 800-310-6552. This information must be given to the buyer and closing company.
- ❖ Please don't park vehicles on the grass or sidewalks and please avoid driving over the grass at the mailbox areas.

Thank you for taking the time to read through the reminders that help keep our community safe and clean. We hope that all of you have a fantastic summer and please do not hesitate to contact Acri if you need assistance with anything regarding rules, regulations or general questions. Have a great summer!

- *Southern Valley Board of Directors*
 President, Paul Anzaldi, Treasurer, Joe Cirone, Secretary, Chris Miller

RULES ENFORCEMENT

There is a strict policy for enforcing the rules, **but only if management receives written complaints or if a violation is noted on property inspections.** The management company cannot act on anonymous complaints. Therefore, if you witness violations and are concerned, you are encouraged to register a written complaint. Emails are considered as a written complaint.

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