

Adams Ridge Homeowners Association

July 2018

A Letter from the Board

As we look back over the past year we are pleased to report that our community is well and on budget for this year. ***We are pleased to inform you that homeowners will not see an increase in our monthly fees in the 2019 year.***

We have had many accomplishments this past year including:

- Maintenance and upkeep at the clubhouse
 - new round tables for the clubhouse
 - 8 new windows at the clubhouse
- Maintenance and upkeep at the pool
 - new basketball hoop for the swimming pool
 - additional chairs
- Paid off FNB loan for the parking lot repaving project
- Facelift for individual community entrance signs
- Continuation of the Adams Ridge Blvd Tree Project
- Purchase of two Traffic Logic signs
- Community clean up dumpster day in May
 - An additional clean up dumpster day will be scheduled in the fall
- Food Truck Wednesdays in the month of June

There was no monthly fee increase in 2018 and there will be no increase in 2019. The board was able to pay off early the bank loans that covered the major Snow Cap water project, the Clubhouse drainage system that required replacement in 2014 and the 2017 lot re-paving with a payment of \$41,000. From a financial standpoint, we are currently on budget for this year.

We recently purchased two electronic traffic monitoring signs that will track speed within the community; information will be transmitted to the police department to assist them in traffic control. Adams Township Police have installed these signs and will move them throughout the community as needed.

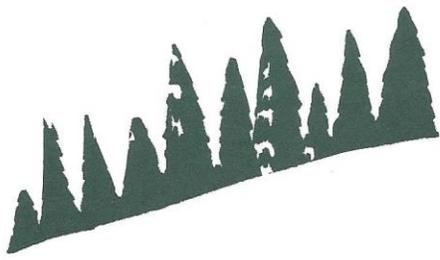
We are currently having the individual community entrance signs repainted to refresh the community. If you notice a sign missing, it's out getting freshened up.

Our recreation committee was pleased to offer food truck nights every Wednesday in June. And, food truck nights will return again every Wednesday in September. In addition, we will be adding another community clean up dumpster day this fall as well. Details for these events are posted on our website and Facebook page.

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The ongoing Adams Blvd Tree Project moved into its next phase as we removed many of the northbound Blue Spruce trees to allow the new trees planted several years ago to spread out, some are up to 20 ft. already. This coming winter we will be thinning out the southbound beds to remove dying or diseased trees.

Other changes that may not be as noticeable include the maintenance and upkeep of the community from maintaining the common areas, ponds, removal and replacement of dead trees and shrubs in the common areas as well as many more projects and issues that are addressed on a monthly basis and general maintenance and repairs of our clubhouse.

With the strong performance of Cranberry Community Management over the past 4 years, the board is now in a better position to devote its resources to strategic planning. Our Board is actively engaged in many behind the scenes activities as outlined in their duties and responsibilities. We oversee all aspects of managing the community, including Policy & Procedure Documents, Community Engagement & Communication, Landscape and Common Area Management, Clubhouse Management, Pool Management and Community Inspection and Enforcement.

Documents outlining this information can be found on our website.

The Board remains committed to fostering a community that attracts new residents and maintains the values of our homes. Please take advantage of what our community has to offer. We encourage you to attend the yearly homeowners meeting so that you can have a voice in your community, not only by bringing issues and ideas, but by casting your vote during elections of the board. If you have a desire to serve, we ask that you step forward. A community is strong when its residents are engaged.

HOA Board

Dom Tommarello – President
Dick Cotton – Vice President
Paul Anzaldi – Treasurer
Tracey Hannon- Secretary
Amy Reinhart - Director

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