



PO Box 2225 * Cranberry Twp. PA 16066 * 724-799-5152

August 2022

A Letter from the Board –

As we look back over the past year, we are pleased to report that our community is thriving 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 2023 year.***

We have had many accomplishments including:

- Renovation of the upstairs clubhouse. This included the large gathering room, fireplace room, foyer, and kitchen. The clubhouse is now a modern space that we encourage all homeowners to utilize for their special events.
- Repaired the chimney which was struck by lightning in 2021. This expense was covered by our insurance.
- Repaired fountain in the retention pond directly beside the clubhouse. This fountain was also struck by lightning at a different time in 2021. This expense was also covered by our insurance.
- Purchase and installation of a new heater in the large pool.
- Purchase and installation of a new heater in the baby pool.
- New chlorine system for the baby pool.
- Painting of the baby pool pavilion.
- New electronic pool pass system. This system allows us to better enforce usage at the community pool. We intend to utilize this pass systems for other amenities in the future.
- Engaged a tree expert to determine the health of many trees in our common spaces.
- Removed dead/dying trees and provided treatments to those that can be saved. Branches were trimmed where necessary. Trees were replaced where appropriate.
- Performed an annual safety check of the playground area and equipment.
- Repaired and replaced the concrete outside of the Clubhouse and throughout areas in the community.
- Installed retaining wall on sidewalk that borders clubhouse accessible ramp to reduce landscape runoff.
- Removed dilapidated ramp on the clubhouse side patio and repaired cracked patio.
- Cleaned retention ponds.
- Updated fixtures in outdoor bathrooms.
- Engaged a lawyer and engineer to review various water issues in the community. The Board is working to develop a multiyear maintenance plan.
- A Reserve Study was completed to ensure that HOA Reserves are adequately funded.
- Community clean up dumpster day in May.
- Food Truck Wednesdays in the month of June.
- The addition of Music in the Ridge Events with live music.
- Replacement of Flag on Clubhouse by the Boy Scouts.

- The following projects remain ongoing:
 - Pool annual maintenance and upkeep
 - Swale maintenance
 - Removing and replacing trees throughout Adams Ridge
 - Sidewalk repairs
 - Follow up with the Township regarding fence that borders Adams Ridge and Adams Shoppes

Approved projects for the remainder of 2022 and into 2023:

- Replace the volleyball net and supports
- Perform crack repairs at the basketball and tennis/pickleball courts
- Replace the gate at the end of Kaufman Run Boulevard
- Paint the playground pavilion
- Add sound dampening in the large gathering room of the clubhouse

The HOA Board is considering the following capital projects in 2023:

- Renovating the basement of the Clubhouse
- Replacement of the baby pool surface

Upcoming Events:

- Food Truck nights return every Wednesday in September from 4:30pm – 8pm
- Dog Swim on September 11th @ Noon for small dogs and @ 1pm for large dogs
- Our Final Music in the Ridge event for 2022 is set for September 15th @ 7pm
- Our Fall Garage Sale is scheduled for September 24th from 8am – 1pm
- Our Fall clean-up / dumpster day will be held on October 1st from 8am – 11am
- Santa will visit the Clubhouse on December 3rd

Details for these events and future events are posted on our website and Facebook page.

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.

Best wishes for all the members of our community in the upcoming year,

Adams Ridge Homeowners Association Board

President, Amy Reinhart
V. President, Vicki Esswein
Treasurer, Stacey Palmer
Secretary, Terri Alessio
Director, Jonathan Palm