



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

August 2023

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. Along with our aging amenities requiring upkeep, the HOA has seen an increase in doing day-to-day business which forces us to look at the dues revenue for the upcoming year. As a result, our annual dues will be increased by \$10 per month for 2024. Effective January 2024 monthly dues will be \$60 per month or \$720 annually. We remain committed to keeping dues as low as possible. This will be the first increase since 2017.

Effective January 2024, a \$5 late fee will be assessed to each unit that is not current on their monthly HOA dues. The \$5 late fee will continue to be added every month until the unit is current. Your monthly dues are due no later than the 5th of every month. The \$5 late fee will be issued on the 10th of every month with dues outstanding.

As permitted by the Declaration, the Board is in the process of revising the current rules and regulations regarding outdoor maintenance of single-family homes. This initiative is meant to preserve the condition of our overall home values and the look of our community.

We have had many accomplishments this year including:

- Sound dampening panels placed in the Large Gathering Room of the Clubhouse.
- LED sign installed at the Clubhouse.
- Repaired and replaced the concrete outside of the Clubhouse and throughout areas in the community.
- Painted the mushroom water feature at the pool.
- Refreshed the pool area with new umbrellas, chairs and paint.
- Performed an annual safety check of the playground area and equipment.
- Replace the volleyball net and supports.
- Performed crack repairs at the basketball and tennis/pickleball courts.
- Lined 4 pickleball courts on the tennis court surface.
- Added movable pickleball nets for community use.
- Relined tennis court and basketball court.
- 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.
- Cleaned retention ponds.
- Engaged a lawyer and engineer to review various water issues in the community. The Board is working to develop a multiyear maintenance plan.
- Community clean up dumpster day in May.
- Food Truck Wednesdays in the month of June.
- Music in the Ridge Events with live music each month May - September.
- Maintained the cameras.

**"A Proactive Community Management Company Serving Your HOA & Condo Association"**

The following projects remain ongoing:

- Pool annual maintenance and upkeep
- Swale improvements
- 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 2023 and into 2024:

- Replace the broken lights on Kaufman Run Boulevard.
- Replace trees in island of Adams Ridge Boulevard.
- Paint the playground pavilion.
- Paint the basin of the main pool.

The HOA Board is considering the following capital projects in 2024:

- Renovating the basement of the Clubhouse
- Reset the retaining wall near the baby pool

Upcoming Events:

- Food Truck nights return every Wednesday in September from 4:30pm – 7:30pm
- Pool closes on Monday, September 4<sup>th</sup>.
- Dog Swim on September 5<sup>th</sup>. Small Dogs 6 – 7pm. Large Dogs 7-8pm
- Final Music in the Ridge event for 2023 is set for September 14th @ 7pm
- Fall Garage Sale is scheduled for September 30th from 8am – 1pm
- Fall clean-up / dumpster day will be held on October 7<sup>th</sup> from 8am – 11am
- Santa will visit the Clubhouse on December 2<sup>nd</sup>

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