



Southern Valley Scoop

WINTER 2015/2016

Happy Holidays from our family to yours!

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5 Simple Winter Reminders

1. Homeowners are responsible to clear/shovel their own driveway and sidewalks.
2. Adams Township is responsible for street snow removal in Southern Valley, not the Home Owners Association
3. Please remember to pick up your newspapers before they get lost in the snow.
4. Don't forget to cover your A/C unit and turn off the water to your outside "spicket" so it doesn't freeze/burst the pipe.
5. Please, avoid parking on the street. This will help the snow plows to be able to properly clear our roads and keep them safe.



Southern Valley Information

- ✓ GREAT NEWS!!!! The Board of Directors met in September and voted unanimously to lower the Southern Valley Home Owner's Association fee to \$20.00/month per home starting on January 1st, 2016.
- ✓ If you wouldn't mind, please e-mail our property manager, Kiley Shively and update your e-mail address. We are trying to gather everyone's e-mail so we can communicate electronically in the future. Thank you for your help with this. (Kiley_Shively@acrirly.com)
- ✓ Please remember, all holiday decorations must be removed within thirty (30) days of the particular holiday or celebration.
- ✓ No unit or part thereof, shall be rented or used for transient or hotel purposes, which is defined as: rental for any period less than one (1) year.

* **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. Owners could be assessed for the cost of the repairs.



* **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, especially if near a stop sign. This is increasingly important when emergency vehicles, snow plows and school buses are trying to get through (especially on the bend on Southern Valley Ct.). Please also be aware that is a state law that precludes you from parking on or blocking sidewalks.



* **Speeding** - The entire Adams Ridge Community is 25 MPH for all vehicles traveling within Adams Ridge. Please keep this in mind as the weather turns cold and driving conditions worsen.

* **Trash Bins** – Trash bins must be kept in your garage at all times except after 6pm on the night before pick-up and 6pm the night of pick-up.

* **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.



* **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 your deck anything other than a natural color, changing/adding landscaping). There are standard approved alterations that can be promptly approved. Others may require review of the Board and could take 45 days before you receive a response. All changes must go through the request process. Please contact Acri to request the appropriate documentation.

* **Selling Your Home** – When selling your units, you must order a resale package for Southern Valley Common CSA to provide to the new buyer. To order a resale, log onto www.condocerts.com or call Condo Certs @ (800) 310-6552.

* **Bird Feeders** – No bird feeders are permitted as they are known to attract rodents.

Board of Directors

President

Paul Anzaldi

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**Southern Valley
Property Manager**

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Southern Valley Community
Website:

www.adamsridge.net

**[/southern-valley-
hoa.html](http://southern-valley-hoa.html)**

Community information is
available on the community
website.



Recipe Corner – Beer Bread

Ingredients:

3 cups flour (sifted)

3 teaspoons baking powder

1 teaspoon salt

¼ cup sugar

1 (12 ounce) bottle or can of your favorite beer

½ cup melted butter (1/4 cup will work too)

Directions:

1. Preheat oven to 375 degrees

2. Mix dry ingredients & beer

3. Grease a loaf pan and sprinkle w/ sugar – Transfer dough into loaf/bread pan

4. Pour melted butter over mixture

5. Bake 1 hour, remove from pan and cool for at least 15 minutes. **BON APETIT!**

A special message from the Board of Directors

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 safe and happy Holiday season. Please do not hesitate to contact Acri if you need assistance with anything regarding rules, regulations or general questions.

Happy Holidays and Best Wishes in 2016!

All the best,

Southern Valley Board of Directors



BOARD MEETINGS

The Board meets quarterly. The meetings are closed. However, if you have a specific item to discuss directly with the Board, you must advise the management company. Your request to attend a meeting will be forwarded to the Board and you will be notified of a meeting date.