

SOUTHERN VALLEY COMMONS SERVICES ASSOCIATION, INC.

RE: 2023 Annual Meeting

Dear Southern Valley Commons Homeowner:

The Southern Valley annual meeting will be held at the clubhouse on Monday May 8th at 7:00pm

Below is a summary of our most questioned rules and regulations and community news. For new residents please familiarize yourself with them. The 2022 Annual meeting minutes are on our website at www.adamsridge.net

FEE INCREASE

The board has made every effort to keep our fees as low as possible over the years, however, increases in our JML and TruGreen contracts caused the board to make the decision to increase the monthly HOA fee from \$30 to \$35 in order to maintain our reserve funds. This increase went into effect starting in February 2023.

LEASES

With the implementation of the Lease Amendment we have seen a significant drop in the number of the rentals in the community which significantly impacts values and upkeep. When implemented in January 2017 we had 41 rental units in the community or 24% of the total homes. Through attrition we are currently at 17 or 10%. The lease amendment can be found at www.adamsridge.net/southern-valley-hoa.html. The amendment has a cap of 10% which means once total rental units are below that threshold(17), all homeowners may elect to rent their unit on a first come basis until the threshold is met. CCM maintains a wait list. You may put your unit on the list by contacting CCM. There are significant restrictions for leasing so prior to placing your unit on the list read the amendment thoroughly so that you are aware of those restrictions and requirements.

LAMP POSTS

Homeowners are responsible for replacing any burned out lightbulbs and any maintenance required

LANDSCAPE MAINTENANCE

All units will be mulched without exception in the spring. If a homeowner decides to apply their own mulch, they will be required to remove it and restore the bed to its original state if the mulch does not the rest of the community. No other type of bed covering other than brown mulch is permitted. Homeowners are responsible for replacing dying or dead shrubs on their property. JML has been contracted to clean up the three ravines in the community which includes the ravine on the corner of Norwegian and Southern Valley Ct coming in, the large ravine between Norwegian and Southern Valley and the ravine at the far intersection of Norwegian and Southern Valley. The cleanup and weed whacking in these areas may not take place until the June timeframe as they need to wait until the thistle is tall enough but has not yet dropped its seeds. Due to staffing shortages we are not sure if and when these services will be performed.

COMMUNITY AESTHETICS AND ENFORCEMENT

Many homeowners are not aware that Southern Valley is not a condo association we are designated a PUD or Private Unit Development. This means that homeowners own their property including the lawn and grass devil strip between the sidewalk and street as well as the sidewalk in front of their unit. Any maintenance/replacement is the responsibility of the homeowner for these areas.

Over the past several years the board has made it a priority to actively assess the buildings in the community and require owners to maintain the upkeep of their individual units including deck maintenance, painting, lamp post repair and general cleanup. As the community ages this becomes more of a concern. To ensure compliance and general upkeep within the community these inspections occur in the May/June timeframe. The board is committed to maintaining your property values and we believe this will help to ensure that. over the past year we have seen a significant increase in home values. Any and all

changes to the outside of your unit must have an approved alteration request. Colors and types of material used must be included. See the website for regulations regarding bird feeders and vegetable gardens and approved colors. Violation of these regulations could result in loss of privileges and fines. When in doubt, file an alteration form.

FINES

Your board has revised the fine structure for violations. The following went into effective as of January 1st, 2020

- First time offenses will receive a warning letter and will have 10 days to correct the violation. Homeowner must notify Cranberry Management once the violation has been corrected to avoid fines
- Subsequent violations will be fined \$25 every 30 days until Cranberry Management is notified it has been corrected
- Failure to submit an alteration request will result in a \$50 fine if the alteration would have been approved. If the alteration would not have been approved a fine of \$100 will be assessed every 30 days until its returned to its original state
- Trash cans must not be out more than 24hrs prior to pickup and must be removed no more than 24hrs after the designated pickup day. A fine of \$25 will be assessed for each violation occurrence
- The board reserves the right to apply additional fines for blatant non-compliance

DECKS

In 2020 the board made the following modifications to our deck regulation. All modifications or color changes of any kind to a deck must be approved. Failure to secure an approval may be subject to fines and/or returning the deck to its original state.

- Deck colors must be natural wood, gray or in the brown family
- Deck supporting structure must be natural wood, in the brown family or match the decking material
- Railings and rail caps may be black, white, natural wood or in the brown family
- Deck separators between units must match deck floor or railing
- The board reserves the right to deny any combination due to ascetics
- Photos of existing deck must be included for approval as well as color swatches of proposed
- Drawings of any changes to the deck structure such as extending deck or adding stairs must be included
- Any structural change to a deck such as adding stairs or extending a deck must have signoffs by all units in the building

ROOFS

All roof replacements must have prior authorization via an alteration form as there are restrictions as to the type of roofing and color. Failure to do so may result in the removal of the new roof at the owners expense as well as fines. The color is Owens Corning Driftwood. Any damage that would occur to an adjacent unit that has not done their due diligence or through their neglect, are responsible for any damage to that unit. signoffs by all units in the building are required.

SIGNS

Southern Valley and Adams Ridge both restricts all signs to only one professional sign for sale or rent and no larger than 10sq ft. and that NO other type of signs or banners can be in public view

TRASH CANS

Trash cans cannot be put to curb no earlier than 6pm prior to the day of pickup and must be removed no later than 6pm the day of pickup. Trash cans cannot be stored outside of the unit as it is a nuisance to neighboring units and fines will be levied.

PARKING

All streets in Adams Ridge are owned by the township which means all maintenance and/or traffic or parking issues are the responsibility of Adams Township and the police, **not your HOA**. Please contact them at 724-625-2040.