

SOUTHERN VALLEY COMMONS SERVICES ASSOCIATION, INC.

RE: 2024/2025 COMMUNITY LETTER

Dear Southern Valley Commons Homeowner:

The annual HOA meeting will be held on Monday, May 12 at 7 pm.

Please find enclosed the 2025 Budget and coupon book, which begins January 1, 2025. The monthly fee will remain the same at \$35. A 5% late fee will be charged to the account if payment is not received by the 5th of the month.

Checks (made payable to Southern Valley Commons Services Association), and the corresponding month's coupon can be sent to Southern Valley HOA, 301 Smith Dr, Ste 6, Cranberry Twp., PA 16066. If you have taken advantage of the Direct Debit or online payment option, you will not receive coupons in this packet.

FINANCIALS

2024 was a challenging year for everyone, including our HOA. Inflation and price increases had a significant impact on our financials positions. The board had approved a \$5 increase to \$35 to offset some of the costs. Even with this increase, as of December 31st, 2024, our operating account showed \$6180 with \$74,867 in our reserve account. This is an increase of only about \$600 from 2023. Our total assets were \$91,262, a decrease of \$27,500 from 2023. It may take several years to rebuild our reserve back to a comfortable level. The board's goal is to maintain a reserve of \$100,000 to handle any unforeseen expenses. The board will make every attempt to hold the fee at \$35 for 2026 however, we cannot continue to see a decline in our reserve account similar to 2024. The financials will be reviewed in the fall to determine if any fee increase is required. If so, any increase would be kept to a minimum.

LEASES

With the implementation of the Lease Amendment, we have seen a significant drop in the number of rentals in the community. These decreases have helped reduce maintenance and upkeep issues throughout the community. 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 21 or 23%. This is an increase of two units from 2023. The increase was due to two grandfathered units that are now leasing. Any unit grandfathered (purchased before January 1, 2017) may rent their unit; however, all units purchased after January 1st 2017 are not grandfathered and cannot be leased. 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. Until then, CCM maintains a wait list. There are currently four (4) units on the wait list. You may add your unit to the list by contacting CCM. No units may be sold to anyone with intentions of leasing at any time; they must be added to the wait list. There are significant restrictions for leasing. Before placing your unit on the list, read the amendment on our website thoroughly, as there are restrictions and requirements.

LANDSCAPE MAINTENANCE

Remember that homeowners are responsible for replacing dying or dead shrubs on their property.

JML has been contracted each year to clean up the three ravines in the community. The cleanup and weed-whacking in these areas may not take place until June. We are unsure if and when these services are performed and have no control over when they are completed. It is all based on their staff availability.

JML is contracted to trim shrubs and branches overhanging driveways or sidewalks once a year. We have had some trimming issues in previous years, mainly because their temporary employees change yearly and are not fully trained in trimming. This year, we will attempt a different approach for anyone who would like JML to bypass their unit. The board has approved an opt-out form. Opt-out forms are included in this mailing and must be received by 4/30. The form is also available on the AdamsRidge.net website. Flags with DO NOT TRIM must be placed in each

bed so that JML will bypass your unit. Those opting out can pick up the signs at the clubhouse on Monday, May 12th, at 7 pm. The HOA will cover up to 3 Initial flags. Replacement or additional flags will cost \$5 each. Flags must be placed in each mulch bed and must remain until trimming has been completed. We have asked JML to notify us at least one week in advance so that the flags can be placed. Flags must be maintained by the owner, reusing them each year. Once we know the trim date, we will post it on our website. You should check at least twice a week beginning this week for any updates. You may place the flags in advance, so long as the yearly mulching has been completed and then removed after the trimming has been completed. Typically, this takes place in the May/June timeframe. Owners opting out must maintain their own shrubs and tree branches.

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 of these components is the responsibility of the homeowner. Over the past several years, the board has made it a priority to actively assess all the units in the community and require owners to maintain the upkeep of their 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 will occur in the June timeframe. Failure to correct a violation will result in fines. Homeowners must notify the management company when the requested work has been completed.

Any changes to the outside of your unit must have an approved alteration request. Photos, colors, and types of material used must be included as well. Color codes for each unit can be found on our website. Photos and plot plans, where necessary, will expedite your request. Changes to roofs, decks, and any landscaping, including planting or removal of trees, must be approved. Contact Cranberry Management to report violations. When in doubt, file an alteration form. See the website for regulations regarding bird feeders and vegetable gardens, as there are restrictions on what is permitted.

The community, for the most part, has been maintaining the lamp posts in a timely fashion. We will have a small stock of free CFL bulbs at the annual meeting. It is on a first come, first serve basis.

FINES

The board has approved a new collections policy for fees, violations, and fines. This policy is now available on our website.

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. Parking on streets is illegal in Adams Ridge and may result in a ticket and/or fines. Homeowners are responsible for their guest parking. Park at your own risk on the street. Any parking violations should be directed to the Adams Township Police. Parking on or across sidewalks is strictly forbidden for pedestrian safety. Fines will be assessed for this violation by the HOA since they are not owned by the township. Homeowners may submit a request for a driveway extension if additional parking is needed. Approvals are based on space availability and impingement on other units.

OPEN POSITION

An election will be held for the 3rd seat on the board at the meeting. Enclosed is a nomination form should you wish to run. Each year, one board member's term expires. This is a 3-year term.

Paul Anzaldi – President
Joseph Cirone – Treasurer
Brian Brant - Secretary