

SOUTHERN VALLEY COMMONS SERVICES ASSOCIATION, INC.

RE: 2026 COMMUNITY LETTER

Dear Southern Valley Commons Homeowner:

The annual HOA meeting will be held on Monday, May 11 at 7 pm.

FINANCIAL

In 2023, the Board increased the monthly assessment to \$35 to address rising costs and maintain the Association's minimum reserve target of \$100,000. As of December 31, 2025, total assets were \$87,692, below that target.

As a result, the Board increased the monthly assessment to \$40 beginning in January of this year. Maintaining a strong financial position is essential as the community ages and maintenance costs increase. Rebuilding the reserve fund may take a few years.

LEASES

Since the Lease Amendment was implemented in January 2017, rental units have decreased from 41 homes (24%) to 17 homes (10%), meeting the community's original target set out in the amendment. Other communities are now having a challenge with this. It was a huge effort but we are now in a better place because of it.

There are currently six units on the lease waitlist. Homes purchased before January 1, 2017 are grandfathered and may lease with approval. Homes purchased after that date must remain on the waitlist until rentals fall below 17 units. The waitlist is maintained by CCM. Homeowners wishing to join the list should contact CCM directly. Homes may not be sold to buyers intending to lease.

Leasing without approval violates the amendment and will result in significant fines. Homeowners should review the Lease Amendment on the community website before submitting a request.

LANDSCAPE MAINTENANCE

Homeowners are responsible for replacing dead or dying shrubs on their property.

JML Landscaping is contracted annually to:

- Clean the community ravines (typically June, depending on staff availability)
- Trim shrubs and branches overhanging sidewalks and driveways

To avoid trimming, homeowners must place "DO NOT TRIM" flags in landscape beds. Flags should be placed no later than mid-April.

Additional flags will be available at the clubhouse on Monday, May 11 at 7:00 PM.

- Up to three initial flags per home are provided by the HOA
- Replacement or additional flags are \$5 each
- If you would like signs for the first time, fill out and send in a Shrub Trimming Opt-Out Form available on the website in the next 7 days

Flags must remain in place until trimming is completed.

Homeowners opting out are responsible for maintaining their own shrubs and tree branches.

NEW RESIDENTS

Southern Valley is a Planned Unit Development (PUD), not a condominium association. Homeowners own and are responsible for maintaining their property, including:

- Lawns
- The grass strip between sidewalk and street
- Sidewalks in front of the unit

COMMUNITY APPEARANCE

The Board conducts annual property reviews in June to ensure homes are properly maintained. Homeowners are responsible for exterior upkeep, including:

- Deck maintenance
- Painting
- Lamp post repair
- General property maintenance

Failure to correct violations may result in fines.

Overall, residents have done an excellent job maintaining their homes. Property values remain strong, and homes continue to sell quickly in the community.

ALTERATIONS

All exterior changes require an approved Alteration Request.

Requests should include:

- Photos of replacement products
- Material specifications
- Color selections

Examples requiring approval include:

- Roof replacement
- Deck construction or modification
- Landscaping changes including tree planting or removal and changes to mulch beds
- Windows/Doors

Color codes and regulations are available on the Adams Ridge website. When in doubt, submit an Alteration Request. Fines will be levied for implementation of any changes without approval and those changes may be required to be returned to their original state.

LAMP POSTS

Homeowners must maintain their lamp posts, including working bulbs and ensuring the post is upright. Proper lighting helps improve community safety as we do not have any community lighting.

SOLAR PANELS

Recently the Board has adopted a Solar Panel Policy in coordination with the Master HOA. The policy includes strict placement and installation restrictions. Some homes may not qualify due to location. The policy is available on the community website.

PARKING

All streets in Adams Ridge are owned by Adams Township, not the HOA. Parking enforcement is handled by Adams Township Police. Street parking is prohibited and may result in tickets. Parking on or over sidewalks is a safety hazard. The township will fine anyone blocking a sidewalk or fire hydrant.

OPEN BOARD POSITION

An election will be held at the upcoming meeting to fill the third seat on the Board. A nomination form is enclosed for homeowners interested in running. Board members serve three-year terms, with one position expiring each year.

Board of Directors

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