

Spring 2011

Volume 1, Issue 1



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## Elm Tree Board Update

We are pleased to be working alongside the Advisory Board this year. We have made great progress the past few months in organizational structures for the direct benefit of the HOA residents. Some highlights follow:

- Updated 2010 Actual HOA year-end Expenses, the 2011 Budget and details of Current Reserve Balances. They are attachments to this e-mailed newsletter. As of 12/31/10, the

Current Reserve Balances total \$96,830.86, and the Current Operating Cash Balance is \$21,464.86.

- Effective 5/1/11, the HOA will be managed by the Elm Tree Board with significant support from the Advisory Board and other HOA committees. Horst Property Management will no longer be

providing management services as of 4/30/11.

- ALL RESIDENTS ARE STRONGLY ENCOURAGED to use the ACH or automatic withdrawal from their checking accounts to pay for the monthly HOA assessments. This will substantially lessen the workload of the volunteers and keep overhead costs down.

We look forward to a successful year working together. Thank you for your support, and feel free to provide recommendations for our consideration.

## Financial Update

The Budget Finance Committee consists of four members:

- Judy Hansalik, Chairperson,
- Jeanette Bomberger,
- Paul Hann,
- Bill Shaeffer.

Judy Hansalik represents the committee as a member of the advisory committee.

The Board, along with the Advisory Committee, has finalized a budget for

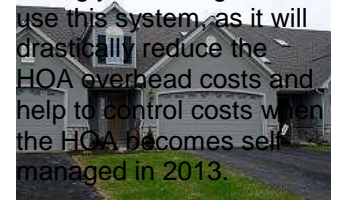
2011. It is provided with this newsletter mailing

The Board will be using an auto-debit procedure to collect monthly HOA dues. Judy Hansalik, the Advisory Finance Chairperson, will work with the Elm Tree Board to begin this payment process.

Funds will be collected by Hometowne Bank and the form for this procedure is attached to this newsletter

mailing. All members are strongly encouraged to use this system, as it will drastically reduce the HOA overhead costs and help to control costs when the HOA becomes self-managed in 2013.

During the 2013 year, the Elm Tree Board will pass on the management to the HOA residents.



## Building and Maintenance



The Ground Maintenance committee met with Chris Neiles from Keystone Lawn Co. A discussion was held to review cost of the lawn maintenance for 2011. Discussions were also held to review additional services that could be needed to improve the look of our lawns in the development.

In early spring, Keystone will take a soil sample for testing to see what

nutrients the soil needs. Keystone will apply herbicide and two applications of broadleaf weed control. One application will be completed in May and another in September.

Fertilizer will be done in three applications. Keystone will be weeding, conducting a fall cleanup, mulching & shrub trimming as part of the contract.

Keystone is considering applying topsoil on the area between the curb and sidewalk and reseeding in early fall.

Exterior painting is scheduled along with top coating of some driveways. An update on units scheduled for maintenance updates will be distributed to homeowners in the upcoming months. All maintenance questions or requests should be directed to Rita Hallock at 393-3838.

*"Update your e-mail address with the Communication Committee if you are not getting e-mail updates."*

## Communication

The Communication Committee consists of seven members:

- Donna Weaver, Chairperson,
- Rob & Brenda St. Denis,
- Kathy Mellinger,
- Cheryl Mayers,
- Bonnie Hauck,
- Irene Sheaffer.

The Committee has met to discuss a number of ways to keep homeowners

informed about what is happening in the community. Working with the Board and Tom Risser the Committee created a consolidate list of e-mail addresses for Elm Tree homeowners. This list was used to distribute the letter sent to homeowners in January 2011. E-mail will be used to send out future communication including newsletters, community updates, and

other pertinent information. If you have not listed or updated your e-mail address please send changes to [donnaweaver\\_19124@yahoo.com](mailto:donnaweaver_19124@yahoo.com). You will be added to or updated on the distribution list.

The Committee is researching HOA websites to host a website for Elm Tree HOA. Look forward to future updates on this project.



## What Homeowners Need to Know

### Who Do I Contact?

If you have monthly payment or maintenance questions, please contact Rita Hallock at 393-3838.

## Rules and Regulations

The Rules and Regulations Committee was established by the Board to assist in drafting the Association Rules and Regulations based on the Declaration and Bylaws.

These documents contain the policies and procedures that define the standards of the community. Rules and Regulations are used to address rules of conduct of Homeowners and the Board. They will be written in plain English and elaborate on the provisions of the Declaration and Bylaws. Rules and regulations help

provide a clear and systematic way to deal with routine issues.

The committee will solicit owner input on the draft document to insure greater compliance. Once enacted, they will be enforced consistently and apply to all members, including the board. In addition, this committee will assist the board in drafting Resolutions, as required by the board, to further articulate or refine an issue with the Association governing documentation.

At present, this committee is composed of the following volunteers:

- a. Fred Mayers (Chair)
- b. Verne Hauck
- c. David Crocker
- d. Butch Goodhart

We welcome other volunteers to participate in the management of our Association.



## Builders Update

Construction has started on 8 homes at this time. Dombach Builders are featuring a new floor plan (Aspen) for the Parade of Homes scheduled for June 11<sup>th</sup> thru the 19<sup>th</sup>. This 3 bedroom rancher is a must for you to stop by and see. Attached is our Bradford Deluxe plan.

On Fieldstone Drive is a building of 4; featuring 2 Patterson floor plans with sun rooms similar to the model home, located at the ends of the building.

The 2 interior units are the Meadowbrook model without basements priced at \$199,900, one of which has already sold.

Along Worthington is a semi-detached building of Aspen's ranch homes. One is sold the other will be similar to the Parade of Homes 3 bedroom floor plan.

Please contact Tom Risser or stop by the model home if you have any friends wanting to join our community!

## Parade of Homes

Dombach Builders are featuring a new floor plan (Aspen) for the Parade of Homes scheduled for *June 11<sup>th</sup> thru the 19<sup>th</sup>.*

## Community Events



The annual Willow Creek Community yard sale will be held on Saturday May 14<sup>th</sup> from 8 am to 2 pm.

We would like to use this newsletter as an opportunity to share special events held in our community. This space can also be used to connect community

members who share a common interest such as table games, cards or other activities. If you are interested in posting an activity to the next newsletter please e-mail me at [donnaweaver\\_19124@yahoo.com](mailto:donnaweaver_19124@yahoo.com).

*"E-mail your Events for posting in the Fall newsletter."*

## Community Updates



In January 2011, Elm Tree Homeowners were sent a letter updating the changes as a result of the December 8<sup>th</sup> annual meeting. Since that time, the Elm Tree Board has been working diligently to review the budget revisions.

The Board has agreed to work with the four established committee's chair personnel. As of May 1, 2011, the declarant, Elm Tree Properties, LLC, will

manage the HOA along with maintaining a close working relationship with the Advisory Board. We will end our working relationship with Horst Property Management as of April 30, 2011.

Updates will continue to be communicated to homeowners through e-mail, bi-annual newsletters, and flyers when necessary.

*"E-mail your announcement or special event so we can highlight it in future issues."*

*The Board, along with the Advisory Committee, has finalized a budget for 2011. It is provided with this newsletter mailing*



## Elm Tree HOA

255 Butler Avenue  
Suite 203  
Lancaster, PA  
17601

PHONE:  
(717) 393-3838

We're researching a  
Website!

*Look forward to updates:*

## What Homeowners Need to Know

- **No Fee Increase for 2011**  
Reserve Monies  
Entire Community
- **Horst Contract ended 4/30/11**  
**\$34,411.93**
- Snow from sidewalks must be removed within 24 hrs of snow ending or face a fine of \$250.  
Townhomes  
**\$30,733.43**  
Duplexes  
**\$28,658.50**
- Recycling is required in Rapho Twp

*No Fee Increases for 2011*

## Birthdays and Anniversaries

We would like to highlight special events of homeowners in our community. If you would like to have us highlight an anniversary, birthday, announce the birth of a child or grandchild, or other special event please e-mail [donnaweaver\\_19124@yahoo.com](mailto:donnaweaver_19124@yahoo.com) to have your announcement highlighted in future issues of the newsletter.

**ELM TREE HOA**  
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