



# Longford Crossing HOA Newsletter

*June 24, 2015*

## **Meeting Notes from the Board of Directors/President (June 2015 )**

**PLEASE SLOW DOWN:** There have been reports of a couple of spots where drivers are driving too fast especially in some of our down hill streets (Hudson and South Calder). The Board is looking into getting composite speed bumps to be placed in these locations because safety is a very high priority. Research about the look, effectiveness and cost of such speed bumps is underway.

Power washing - the reviews from the approximately 25 units that took advantage of the discounted service from Rolling Suds have been extremely positive. Thank you to all of you who joined in. Due to the positive feedback received on Rolling Suds,

we will evaluate a similar offer in the future for power washing.

Capital Development Committee - this recently formed sub-committee has seven volunteers representing a wide variety of points of view. It was instituted to help the Board better understand what the community wants. The sub-committee has met twice and is in general agreement about the desire for such things as mail box canopies, expanded play areas for children, increasing safety, recreational areas, posting dog litter bags, access road beautification and adding more trees/shrubbery along Longford and Egypt roads and our exposed concrete drainage structures. However, they recommended that professionals be engaged so that a holistic plan might be drafted and an understanding of impact to property values is understood before any large action is taken. At the most recent meeting the Board agreed to look into engaging a civil engineer to draft such a plan. Once the assessment is complete and holistic plan proposal complete, a follow-up communication will be sent to the community.

Trash pickup - due to the automated lift for trash barrels our provider expects to use trash items that do not fit into the receptacle (called bulk items) will only be picked up on the first Friday of each month. Please help keep our community looking good by abiding by this rule. This does not pertain to recyclables which are done more manually already.

Cable Boxes - you may not have noticed but about ten cable boxes in various states (missing lids, badly cracked, unlocked, etc.) have been repaired. Thanks to Karen Bien for getting after this and working with Comcast.

Pot Holes - there were two which are now fully repaired. There was a longer delay in resolving these than we would have preferred but it was felt that waiting for a proven, superior contractor was worth it. Plus, it is a two step process (do the initial fill in and wait for further settling, then complete the final paving) before it is all complete. Thanks for your patience.

The lights at the Egypt Rd entrance have been repaired. PECO has confirmed they will repair the sidewalk.

Rules and Regulations - The board is meeting to review the current rules and regulations and to assess any changes. As currently occurs, the enforcement policy is to send a warning the first time and then to levy a fine if the issue is not resolved.

Communication Improvements - Communication improvements continue to be reviewed at each board meeting. The board is discussing a monthly newsletter to the community, two community meetings a year, and a Longford Crossing website that will be another way to communicate meetings, newsletters, recommended local vendors, rules and regulations, etc. Please note that facebook is not an official

forum. Complaints should follow the process outlined below.

Complaint and Escalation Procedures - contact John Atwell at [j.atwell@cpm975.com](mailto:j.atwell@cpm975.com) who brings all issues and communications to the Board's attention.

Reminder - if you are thinking about doing something you feel may impact your neighbors or the community (moving with a large POD on site for several days, having a large party into the night, buying trees/play structures, painting, etc.) you are very much encouraged to contact John Atwell to verify the rules around them or to have the Board review what you contemplate. We are all trying to live close to each other as best we can. Thanks.

Reminder - if you see someone not following the rules that keep our community beautiful, please let the person know. We all can do our part as homeowners to keep our community beautiful. If no response occurs as a result of your kind request to ask a neighbor to follow the rules, you can escalate to John Atwell.

**Newsletter Updates:**

We currently have 163 subscribers.

**Reminders:**

The Longford Crossing email address and Mailchimp are one-way communications. If you have any questions regarding the newsletter, please send it to John Atwell at Continental Property Management. His contact information can always be found at the end of the newsletter. All questions will be forwarded to the board.

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*Do not reply to this email. Please send any questions or concerns to the contact information below.*

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HOA Contact Information:  
Continental Property Management  
Attn: John Atwell ( [j.atwell@cpm975.com](mailto:j.atwell@cpm975.com) )  
975 Easton Road, Suite 102  
Warrington, PA 18976  
215-343-1550

