

Happy New Year 2018, Longford Neighbors!

December certainly packed a punch; January hasn't been a slouch, and as we plow forward thru the winter, your first newsletter item this month is a **Resident Reminders**. If you're thinking, "AGAIN?? *I've got this down! And had this down 3 newsletters ago. . .*", feel free to skip this section. Still, for the sake of everyone's convenience and time, do note that all "official" HOA Board newsletters are permanent fixtures on our HOA official website: <http://www.longfordcrossinghoa.com>. Also: before you read another word, we would like to take a moment to express our appreciation to the vast majority of you who do your utmost to stay attuned to these "items" and continue to respect the ways in which they enhance the lives of all of us here at Longford. All of this noted, as it all too often happens, some "things" will come up when we are simultaneously in the thick of 19 others! So here (in no order of import because we think they're all important) are some reminders that may be helpful in the event that your impulse is to worry & wonder, call an HOA board member at midnight, or post a consternated inquiry on our unofficial website at midnight.

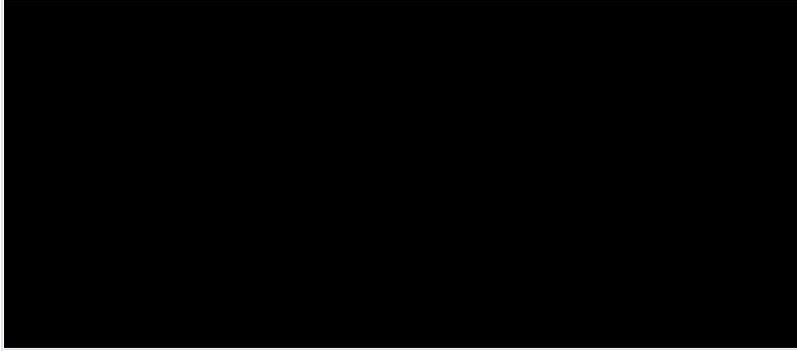
RESIDENT REMINDERS

#1 "Of Solicitation" No solicitors are allowed in Longford Crossing: NO exceptions. Sounds simple, right? Well. . . last month several persons armed with a 1 day permit from Upper Providence Township to sell energy options either chose to ignore the caveat or failed to note the caveat that their permit did NOT extend to private communities such as ours. More than a few residents became (understandably) concerned; your HOA president was soaking up the sights (and sounds) with a few zillion other holiday visitors in midtown Manhattan; posts were flying in all directions on our "unofficial" FB website, and well, you get the idea here. Ultimately a few residents, as is the proper action, called the police to report their illegal presence. Our police were on the spot: these individuals were censured, and for several weeks afterward, police cars patrolled our community to ensure the resolution of this particular situation. Special thanks to Dean Poulin, Ram Krishna, and everyone else on this one!

And so. If you are subjected to any of the following in our community:

---solicitors;

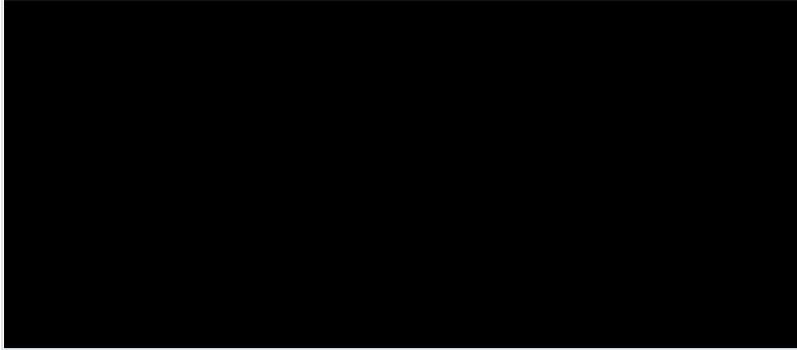
---children hanging out without adult supervision beyond the town [Township of Upper Providence, PA: Restrictions on minors](#). 10 PM curfew:



Township of Upper Providence, PA:
Restrictions on minors.

§ 71-2 It shall be unlawful for any person who has not reached the 18th anniversary of his or her birth date to...

--- noise pollution from neighbors, their dogs, their sound equipment, their. . . who have consistently chosen to ignore your polite requests that they respect the town's 11 PM noise ordinance: [Township of Upper Providence, PA: Peace and Good Order](#)



Township of Upper Providence, PA: Peace and
Good Order

Ch 122 [HISTORY: Adopted by the Board of Supervisors of the Township of Upper Providence 10-2-1964 by Ord. No. 9...

you should **call the police directly. 610-489-9332**

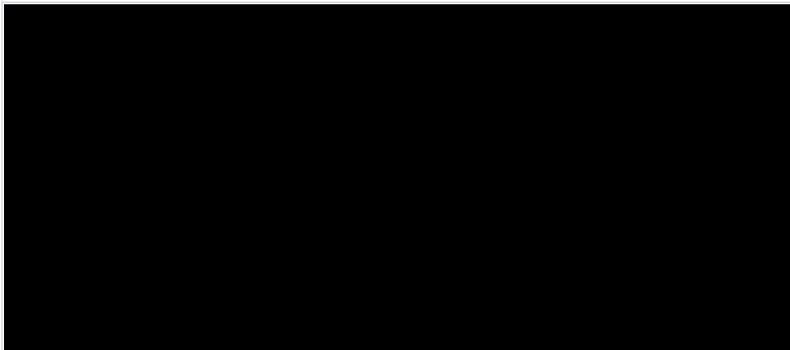
#2 "Where Your Sidewalk Ends"

Each homeowner is responsible for maintaining his/her unit's driveway -- including any sidewalk blocks that are part of that driveway. In short: ***if you are driving over any block of sidewalk to get in or out of your driveway, you own it.*** Our HOA funds cover the repair costs of common areas (i.e. postal boxes, sidewalk pavement in- between buildings and connected to sites such as our playground, the access road. . .).

The most recent community-wide inspection (one of two performed twice annually in spring and fall) by our property management company (Continental Property Management, Inc.) noted those sidewalk sections deemed unsafe and in need of repair. As an FYI, the HOA is in the process of obtaining \$\$\$ bids to repair all of these damaged common areas. We are hoping to obtain a group rate for homeowners as well. Stay tuned.

#3 Old Mold

Our area is noted for many things: the world famous Philadelphia Orchestra, Valley Forge National Park [VFNP] replete with seemingly endless trails and opportunities for a major outdoor experience within 5 minutes of any cityscape ---- and our goodly share of l o n g hot **humid** summers. (Hey: you can't have it all, right?). The afore-referenced community-wide inspection performed by Continental Management, Inc. also noted areas that were, well. . . moldy. Moldy. And full of mold that is highly likely to multiply and create near-future health and/or safety problems (i.e. mold build up can lead to cracked siding, loose roof shingles, and . . .) Duly noted mold infested common areas will - as in previous years - be power washed by (This one's for you, Sethu Nambiar :) Rolling Suds: [Rolling Suds Inc. | Power Washing Services in PA, NJ, DE & MD.](#)



Rolling Suds Inc. | Power Washing Services in
PA, NJ, DE & MD.

With over 25 years in business and over 25,000 satisfied customers Rolling Suds can handle any pressure washing ...

Homeowners in need of private mold removal are free to take advantage of a discount offered by this company. But you have no obligation to do so, and heck: if you can find a better deal, take it. As long as the outcome of your mold citation is a lot less of that creeping slimy green stuff on your property, it's all good!

#4 Let It Snow. . .

When the weather outside is frightful, there's no doubt about it: our driving and parking is not so delightful. But -- especially during these winter months - - since your vehicles stashed on our narrow streets do have a [better] place to go, please keep them in that better place aka your garages and driveways! If you feel you *must* have a vehicle parked on the street, please do your best to park it as far away as possible from our more congested areas (i.e. near school bus stops, mailboxes, service vehicle parking spots, fire hydrants. . .). We certainly recognize that not all our residents are equally fortunate to be able to walk and/or shovel snow. But if you are among these fortunates, any time you shovel the sidewalk that is part of your driveway (or benevolently -- a neighbor's driveway) will in turn significantly expedite community-wide snow removal by our plow contractors. And when the big storm comes, the more proactively you get outside and contribute to our efforts to put that icy white stuff in a better place, the less we are all inconvenienced by unwanted snow/ice buildup on our roads and sidewalks. Shoveling 3-4 inches of snow a few times over any given stretch is a heck of a lot easier than handling a foot of snow that's been sitting on your driveway for a few days -- and a lot easier on your heart also. And yes: our snow plow driver is likely to push snow in your driveway. Unfortunately, this goes with the territory so to speak. But given that the bottom line concern is keeping our roads safe and clear, we thank you for doing your part (and a little more if the spirit moves you :)

#5 "Where Do the Children [and Dogs] Play?"

As of last month, our children have a brand new playground, and we absolutely hope to see them playing, making new friends, and playing a lot more throughout all 4 seasons! But please appreciate that the positives happening when many unrelated children of all ages play together on a small securely confined playground area can readily become negatives for kids with allergies and/or little familiarity with unknown pets. Moreover, these negatives

can become life-threatening, particularly for active curious toddlers who --as toddlers are wont to do -- are eagerly seeking to touch, smell, and taste everything and anything within their reach that looks "interesting". **Please remember that no pets - no exceptions - are allowed in the playground area.** If you have a dog walker in your employ, please make sure that s/he understands this rule.

MEET A BOARD MEMBER

Introducing one of our newest HOA Board members, Ms. Kim Statler :)

Hi, Kim, Could you tell us a little about your life before you came to Longford?
I was born and raised in a small coal mining community in rural West Virginia. My dad was a coal miner, and my mom was a homemaker. I am a graduate of Salem College, Salem WV with a degree in Nursing.

Who/what brought you to Pennsylvania and when?

I came to the Philadelphia area in July, 1995. My significant other at the time was training at Philadelphia College of Osteopathic Medicine. I fell in love with this area from day one. Close to the city AND the beach? I was thrilled.

As a homeowner in our community, what features about Longford did you find most appealing when you made the decision to buy a carriage home here, and have these initial draws lived up to your expectations?

I loved the affordability of Longford Crossing. It's the perfect location for me. I have awesome neighbors, and the area is safe and fun! The development was close to KOP Mall, Philadelphia and the bike trails. I love it here. After 5 years, I couldn't be more sure of my decision to purchase the house.

Would you share a little with us about your career and family life?

I am a Neonatal ICU Nurse at Main Line Health. I love my job. I am divorced. I have 4 daughters ages 35,29,16 and 11.

[Editor's note: obviously this woman got married when she was 9???!]

What/who motivated you to serve on the HOA Board? As you look back at your rookie year on the board, what have been some of your most memorable challenges and proudest achievements?

I was encouraged by a neighbor to run for the open board seat. It took me 2 minutes to decide to do it. I had the time, and I loved our community and wanted to serve. I am thrilled to have a more active role in the decisions that affect our community. I have enjoyed watching our playground grow from a plan to reality. It thrills me to see the youngest members of our community enjoying it. The only real challenge I saw was the parking issues which have subsided. It's amazing how many parking spaces open up when everyone gives a little more to increase using our garages and driveways for parking instead of storage!

As Longford evolves from a brand new community into its 10th year, what do you see as some of our upcoming challenges over the next 5 years? And how do you as a board member feel you can help to ensure that these challenges are met?

Our community is in terrific shape. We just erected an awesome playground and have installed beautiful landscaping. With the playground installation, our "Longford Crossing Development Plan" begun 4 years ago in 2014 is now completed. And as a new board member, I'd like to take this opportunity to commend with thanks the tremendous long term efforts of our two senior board members, John Larson and David Coye each of whom spent 4 years working on our behalf to see this plan through from its inception to its finish. Going forward, we should be fiscally conservative and save all we can (within reason) so that there's ample money for major expenditures many of which (i.e. road/sidewalk/bridge repairs) we will inevitably incur as our buildings and other physical structures transition into relative middle and old age.

Anything else you'd care to share?

In my spare time, I manage my own 6 rental properties. I love real estate investing. I like to bike the Perkiomen Trail, and I'm thrilled that it's going to be connected to our development. I have a passion for travel and the beach. I have a small condo in Wildwood Crest and spend every day there that I don't work in the summer. I'm a Upper Providence Republican Committeewoman and work our polls every Election Day. I volunteer my time and fundraise for causes I'm passionate about, such as our military, veterans, breast cancer research, and our "men in blue."



FEBRUARY COMMUNITY WIDE MEETING

Our annual Longford Community meeting will be held on February 20, 2018 at 7 PM. Unlike last year, Oaks Elementary School cannot accommodate us this year. In light of this, please note that our venue has changed: we will gather at **The Black Rock Volunteer Fire Department Building** located at 260 Green Tree Road, Oaks, PA. 19460. Special thanks to our new Property Manager, Jon Kotler, for obtaining this new meeting site on our behalf!

By now all property owners should have received by snail mail what is a 2 page official notice (copy attached to this newsletter) with further details pertaining to this meeting, the most significant of which is page 2: a nomination form for a seat on our 5 member HOA Board.

This second page contains more details about submitting a nomination for the open board seat. We encourage and welcome any/all property owners to consider joining us in our simple mission: to do our best to preserve and enhance the quality of life for our community residents. As a point of information, ours is an all volunteer board, on which each member has committed to serve for a term lasting 3 years. While this year, you may not feel quite ready to submit your name for consideration, it's not too soon to ask you to look ahead to 2019 when we will have 2 open seats and to 2020 when the same will be the case.

But in getting back to the present: all page 2 nomination forms for the 2018 election should be submitted (with options to fax, hand deliver, or snail mail) to either:

Property Manager, Jon Kotler;

or

HOA Board President, David Coye.

Please note the January 19th deadline -- no exceptions --- for their receiving any/all nomination forms.

In closing we look forward to welcoming as many of you as possible at this annual meeting. And we thank you in advance for any/all efforts you make to join us as we gather to discuss any/all concerns, to elect a new board member and to enjoy the opportunity to meet our neighbors and make some new friendships!.

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