



Longford Crossing HOA Newsletter

October 2, 2014

Meeting Notes from the Board of Directors (September 2014 Meeting)

Topics Discussed:

Playground Update: The Board has received the new proposal and site map which now includes all aspects to be compliant with the ADA requirements. The total cost is now \$73,740 (*see Estimate below*) and site plans (*see Site Plans below*). The Board is currently working with the contractor to identify some cost cutting measures and ensuring the specs are visually desirable for our community. This total amount has

not yet been approved. **A meeting will be held for all interested residents to discuss and walk the layout of the playground and location, and answer any questions on Thursday, October 9, 2014 at 6:00pm. Please meet along the emergency access road.**

Landscaping - \$24,000 spend has been approved by the board for various landscaping projects including severe trimming around the pond which has been completed, tree trimming on streets and the perimeter, which is upcoming in the next couple week, addition of more trees along Egypt Rd., wall extension at the Hudson St. entrance has been completed, and drainage issues fixed near 200 Hudson and 7 Unity.

Financial Statements – The Board approved to extend the contract with the CPA firm responsible for the preparation of the community’s financial statements another three years. An audit of the financial position will be done every three years. The last audit was performed in 2012. The next audit will be performed in 2015.

Parking - The no parking signs at the entrance to the townhomes were agreed to be changed to “No Parking Here to Corner” have been completed.

To facilitate safer driving in our neighborhoods, if residents who park their cars on the street, could please park in the direction of traffic as they would on any other busy streets in the township.

Fall Inspection – Residents in violation during the Fall Home Inspection will be receiving notices shortly. Common violations which should be corrected are as follows: Decks and siding should be periodically power washed to prevent mold. A number of homes have this issue which should be taken care of sooner than later to adequately preserve the homes in our community.

Decks should be stained an association approved color. Please review your decks if applicable and ensure it is stained regularly as needed, in a color that is approved by the association.

Community Shutters and Doors should be repainted where fading is occurring. Paint should match both shutters and front doors.

Pet owners – Due to the recent activity around the community and number of upset

community members, the Board has established a fine of \$200 per incident if any resident is caught not picking up after their pet. We encourage residents to take pictures of any violators and send them to John Atwell, please include evidence of time stamp with pictures.

Trash – High levels of trash should not be stored on the driveways of our community. Any large trash loads should be taken at the cost of the homeowner away by special trash pickup. We see this occurring at times of move in/move out and homeowners should be aware. Fines will be assessed for noncompliance.

In addition, residents are reminded to take in their trash cans and store after the weekly pickup.

Garage Sales – As a reminder garage sales are not permitted in the community unless specifically requested and approved in writing by the board. Violators will be assessed fines for noncompliance.

Estimate:

https://gallery.mailchimp.com/8a7955d9e43fcd30efbfdb35b/files/Longford_Crossing_Revised_Playground_Estimate.pdf

Site Plan:

https://gallery.mailchimp.com/8a7955d9e43fcd30efbfdb35b/files/Site_Plan_9_14.pdf

Newsletter Updates:

We currently have 134 subscribers.

Reminders:

Trash cans should be taken in and stored after the weekly pick up on Thursday.

Pet Owners: Please ensure you are cleaning up after your pets.

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

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