



**MNGR COPY**

COMMUNITY ASSOCIATION

January 5, 2021

Longford Crossing Homeowner(s),

The Board of Directors of the Longford Crossing Community Association recently approved the revision of several sections of the association's Rules and Regulations.

**The updated sections are as follows:**

*Deck Railing & Fascia - Deck railings are to be constructed of pressure treated wood. Alternate material, such as Trex (or other recycled or composite materials), will be considered on a case-by-case basis. If an alternate material is desired, a sample of the material in the color to be used must be submitted with the deck request. Any alternate materials must be of a color to match the deck or a complimentary wood tone color. Decks with alternate material must have a matching fascia board installed.*

*Deck Color - Decks may only be treated with semi-transparent or solid stain. All associated wood, including supporting posts, must be similar in color to the deck itself. Color must be shades of brown. Red tones are not permitted.*

**The following is new language added to the existing Landscaping section:**

*Front garden beds may not be void of shrubs and must contain a sufficient number of shrubs to appropriately fill the area. While no specific number of shrubs is required, the "fullness" of the bed is to be determined by the Board on a case-by-case basis. The Board reserves the right to require additional shrubs be planted by the homeowner if it is determined the bed is too empty.*

Please ensure that this is kept with other important Association files as it is officially a part of the Association's legal documents.

Should you have any questions please contact Continental Property Management at 215-343-1550.

Sincerely,

Board of Directors

**LONGFORD CROSSING COMMUNITY ASSOCIATION**

JK/sgs

Good morning everyone,

We hope this email finds you and your families healthy and happy! As a follow up to our fall inspection, we wanted to reach out with a few updates and reminders.

**Rules & Regulations Update:** Updates to the rules and regulations – *please refer to the enclosed letter regarding recently approved updates to our rules and regulations.*

**Exterior Modifications:** Recently the Board has noticed some homeowners updating their door hardware and exterior lights, in some cases not blending with the existing aesthetics of the community. Please be reminded that exterior changes to the property or alterations to the grounds are prohibited, unless prior written approval is received from the Board of Directors. All exterior change requests must be submitted in writing to the Management Company. The request must be in sufficient detail to allow the Board to render a decision. Failure to obtain the necessary approval letter will result in the Association requesting areas to be returned to their original condition.

**House colors (front doors and shutters):** The HOA board completed their final review of the current house colors across our communities. We were able to document what the colors currently reflect and converted them to a corresponding color naming convention. Please visit our website to review this assessment and to locate your color match. If you have any questions on your current or matching house colors, please send an email to Jon Kotler: [j.kotler@cpm975.com](mailto:j.kotler@cpm975.com).

The Board is requesting all homeowners to please **update your house colors by the end of 2021**. We are researching potential painters in our area to provide you us quotes on assisting you with your painting needs if desired. Please stay tuned and check the website and your mail for future correspondence.

**Front yard landscaping:** It is the homeowner's responsibility to maintain their front yard landscaping. Please ensure the area is fully landscaped and filled in. This would include the use of shrubbery and plants. For more information or questions, please reach out to the Jon Kotler: [j.kotler@cpm975.com](mailto:j.kotler@cpm975.com).

**Yard Signage:** Recently there has been an increase in the number and type of signs being displayed on lawns and garden beds. We ask that contractor and similar signs are not displayed/installed on the exterior of the home and property. Additionally, political signs should be removed within several days following an election.

**Trash Container Storage:** Please be reminded that trash and recycling containers are to be **stored inside** the garage on non-pickup days. Containers may be placed outside on Thursday evening and should be stored inside by Friday evening. We appreciate your cooperation!

**Dog Waste Cleanup:** Please clean up after your pet. It is not the responsibility of the Association to ensure dog waste is picked up and disposed of. Violators are subject to potential fines. Help us keep our communities clean!

**Construction Cleanup:** The Board has received complaints around homeowners not ensuring their contractors are properly cleaning up the area/road during and at completion of their projects (e.g. nails on the road following a roof replacement). It is the responsibility of the homeowner to verify proper cleanup has occurred during and after all projects.

**Snow Removal Reminder:** The Association is responsible for plowing the roads, public parking areas and snow removal from sidewalks parallel to the common facilities. **Homeowners are responsible for snow removal from their driveways, entry walks and from the main/perimeter sidewalk in front of their homes.**

**Feedback:** We will continue to provide updates to the community and we are asking all of you to please let us know how we are doing & if there is anything you want to bring to our attention. Help us help the community!

Thank you all very much and here's to a healthy & happy New Year!

Stay safe and healthy,

Longford Crossing HOA Board

[www.longfordcrossinghoa.com](http://www.longfordcrossinghoa.com)