

2025 Autumn HOA Meeting

I. Introduction of the board members

II. Roll call

Please sign in when you attend the meeting. Please remember each unit is allowed one vote.


III. Overview of bylaws and Declaration

- Background – PA Uniform Planned Community Act and the FAQ's regarding what can and cannot be done (**See website www.woodsedgehoa.com**)
 - Reminder: We are a uniform planned community, not a condo. This topic generally comes up when discussing homeowner's insurance. Make sure your agent knows this is not a condo association.
 - Additional reminder: **You only own the property (i.e. foundation) under your house. All other areas (grass, etc.) are considered common areas and are under the jurisdiction of the HOA.**
- Website will be updated with additional information
- Anyone selling their unit must request listing agent to put HOA website on the listing
- We now require buyers to sign an affidavit stating that they have read and will comply with HOA rules

IV. Financial Statements and Budget Review - Review of the following:

1. 2024 review and tax return
2. 2025 YTD review
3. 2026 budget

REMINDER: Beginning January 1, 2025, the monthly HOA fee will increased from \$135/month to \$140/month (\$405/quarter to \$420/quarter).







V. Importance of Loss Assessment Insurance Coverage

- Recommend \$25,000 coverage
 - (1) Please consider adding this coverage to your homeowner policy. It is not expensive and will protect you in the event that the HOA needs to implement a special assessment for anything. Any questions, please contact me. This would be coverage in the event of something catastrophic happening – retaining wall collapse, sink hole, etc.
- Reminder that evidence of homeowner's insurance coverage is required and is to be maintained with any lapse of coverage notices sent to Hollinger Services.

VI. Lawn Care/ Snow Removal – Review of Maintenance Plan

1. Snow removal protocols
 - a. You will receive an email before any snow event.
 - b. If possible, move your vehicles to your driveway during a snow event so the township can clear the streets.
 - c. Once the streets are clear, move your vehicles to the street so that Peter and his crew can clear the driveways.
 - d. Please DO NOT ask any of the snow removal crew for special attention (i.e. drive cleared before others, etc.). This creates confusion with the team and leads to properties being missed.
 - e. If you have any issues with snow removal, please email me and I will contact the snow removal team to get the issue resolved.
 2. The HOA board has retained a new landscaper and snow removal team, beginning December, 2025. Phil Gruber, who previously handled this neighborhood, has agreed to take it over again.
 - a. Home Grown is being used for special projects throughout the neighborhood.
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- b. Tru Green has been retained to provide seasonal lawn services (i.e. fertilizing, etc.)


VII. General Maintenance (power washing, driveway sealing, painting, dryer vent cleaning)


- As discussed in the last HOA meeting, we elected to address the exterior unit maintenance requirements and needs (power washing, driveway sealing, shutter and door painting) for the community on a cohort basis with each unit being assessed the individual cost.
- While the HOA documents do not prohibit individual unit owners from performing these services on their own, they are incorporated as part of the HOA requirements so that these exterior maintenance items are performed (arranged/facilitated) by the HOA to maintain uniformity in the community on a consistent basis. **The annual set of maintenance items and funding approach needs** to be voted on by the HOA.
- As a reminder, the unit owner, in essence, does not own these components of their unit, **but is required to fund the maintenance thereof.**

VIII. Payment of quarterly fees

1. ACH monthly option for those that do not want to send quarterly check. If you would like to pursue this option, please contact Kim Wolgemuth at Hollinger Services. She can help get this set up for you. You can also pay for the entire year instead of quarterly, if you wish, although no discount is offered.

IX. Miscellaneous business

1. Unit maintenance checklist
 - a. A unit maintenance checklist has been developed. The purpose of this document is primarily for the landscape team so they know what needs to be done and when.
 - b. If you have an indoor fireplace, please have it cleaned regularly and checked for leaks. The same would apply for other gas units, such
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as furnaces and hot water systems. Also, please do not store propane inside of your house or garage.

c. Many of our houses are now over 10 years old and ALL smoke detectors in your unit should be replaced with new smoke/CO detectors.

2. Trash and recycle bins

a. Our bylaws require that trash and recycle bins not be visible outside the property. Please make room in your garages for the bins.

3. Make website ADA compliant

a. This is still in progress along with the website updates and should be completed by the end of the year.

4. Speed limits

a. Please adhere to the posted speed limits in the neighborhood. We have received complaints of people speeding in the neighborhood. This is not necessary!

X. Future business

1. Masonic Home pool/rec center. Will open this program as soon as they open it to us.

a. Potentially open in 2026

2. Aging in Place @ Home services (Aging in Place HOA support)

XI. Adjournment

