



DAYBREAK AT BLUE MOUNTAIN HOMEOWNERS ASSOCIATION WINTER 2021/2022 NEWSLETTER

<http://www.daybreak-hoa.com>

Dear Daybreak Homeowners,

As 2021 ends and the new year begins, there are some important announcements that you should be aware of:

Despite another unprecedented year, the HOA Board has continued to meet and work for the Homeowners. The following actions have been taken by the Board this year:

HOA BOARD OF DIRECTORS: Due to the COVID-19 crisis, the statewide shutdown and gradual re-openings, and ongoing restrictions on in-person gatherings, the Board of Directors (the "Board") of the Association determined that it was in the best interest of the community to not have an annual meeting in 2021; but rather to conduct an election of the Board members by a mail-in ballot process pursuant to the By-Laws of the Association. The Board agreed that all five positions would be up for election and that the terms of those elected would be until the next annual meeting of the Association in 2022. At that time, all 5 positions will again be up for election and the staggered terms will commence then and go forward.

2022 ANNUAL MEETING: The purpose of the Annual Meeting is to elect the Board of Directors as noted above. Due to the continued COVID-19 crisis, the Board is currently working on a method for holding its Annual Meeting. Details will be forthcoming in the near future.

2022 Dues and Budget: The monthly dues in 2022 will remain to be **\$120.00 per month**. We are able to maintain the monthly dues because of continued careful budgeting and spending. The 2022 Budget and Coupons are enclosed for your review.

Automatic Debit (Direct Payment). Direct payment is an electronic payment service that is designed to debit funds from your checking account regardless of where you bank. This is a useful option to avoid the inconvenience of check writing every month. If interested, call and leave your name and address with Penn Equity and they will forward an authorization form.

CURRENT CONTACT INFORMATION FOR HOMEOWNERS: It is vital that Penn Equity has current contact information for each homeowner. Enclosed is a contact information sheet along with a self-addressed stamped envelope. **Please complete and mail this form to Penn Equity.**

Landscaping and Snow Removal Company: Earthworkers Landscaping will again be providing lawn, landscaping, and snow removal in 2022. Mulching will be provided by the Association in 2022.

Snow Removal Reminder: The snow removal policy is for the Association to clear snow from the driveways and public sidewalks in excess of 3" of snow. The private sidewalks are the homeowner's responsibility.

Dog Waste: The Board has received complaints about residents not picking up after their dogs. Pursuant to Susquehanna Township's Animal Ordinance, "it shall be unlawful for any person to allow any pet ... [t]o defile, be foul, corrupt, or otherwise desecrate any sidewalk, or walkway, or the property of another," if you have a dog, please be considerate and pick up its waste.

Parking: We thank all residents for respecting the parking rules as to help ensure that parking is available for all residents as needed. Reminder about the parking rules:

- Please respect the NO PARKING signs and street markings.
- Parking in common areas is limited to 72 consecutive hours. Any vehicle parked in the same spot in these areas for longer than 72 hours is subject to towing at the owner's expense. Additional penalties can be applied if the vehicle is owned by a Daybreak homeowner as provided for in the HOA bylaws.
- Residents who wish to report a possible violation of these parking rules can contact Penn Equity. When filing a complaint, it is helpful to provide pictures of the vehicle in question, including pictures of the vehicle's license plate. Absent a picture(s), please provide a description of the vehicle (color, model, license number, etc.).
- Please note that the above applies only to parking in the designated areas with the signs we have posted. Parking on the township streets (Fawn Ridge, Tracey Lane) is regulated by Susquehanna Township. Any problems or questions about parking on these township streets have to be directed to Susquehanna Township and the police.
- The Board has received complaints/concerns about vehicles parked in driveways but extending into the sidewalks. Residents have raised safety concerns for both pedestrians and drivers. We are asking residents to please keep the sidewalks that cross over driveways clear from any obstructions.

Trash Cans: Per the Susquehanna Township Zoning Ordinance: Trash cans cannot be placed in the public right of way for collection earlier than a period of 24 hours before the time of collection and no container shall remain in the public right of way for a period of longer than 24 hours after the day of collection. Violators may be cited by the township and fined \$50.00 - \$600.00. We have received complaints/concerns about garbage around homes and on porches especially when the weather is windy. We ask residents to please police garbage around their homes and porches.

Website: We encourage all residents to visit and use our website at: <http://www.daybreak-hoa.com>. The website includes helpful information such as our By-Laws, the yearly budget, the Responsibility Matrix (The Matrix provides homeowners with general guidelines as to who is responsible for what) and architectural request forms. All exterior changes require Association approval. You are required to fill out an Architectural Request Form and forward it to Penn Equity.

Penn Equity Associates, Inc. can be reached by phone: **717-930-6073**, or by e-mail at McKensi@PennEquity.com. Also via the website: <http://www.daybreak-hoa.com>.

Thank you for your cooperation and for helping make our community a better place to live.