



# DILUCIA

MANAGEMENT CORPORATION



## Spring



## 2018

Say Hello to  
Your Board!

*Eadie Eberhardt*

*Keyur Patel*

*Carol Kern*

**It's finally spring!! ...  
No, really!!**

Revel in the beauty that surrounds you, and join in the beautification!

Please see spring cleaning and improvement tips and reminders on page two of this newsletter.

Thank you!



## Howdy, New Neighbor!



As you all know by now, very soon you'll have new neighbors in the Berkley Place Development.

Featuring 14 twin three to four bedroom homes on a quiet cul-de-sac, Berkley will be very similar to Carriage Crossing in both size and style.

A white, PVC style fence is to be constructed on the borderline between Berkley and Carriage Crossing, with an opening only for the walking path between the properties—visible even now. Berkley will be fully responsible for maintaining the fence. Some new trees will also be planted along the fence for added visual privacy on both sides.

At this point, any rumors you may have heard about a bike path running through or between the properties is false. Lower Salford Township does however hold an easement through Carriage Crossing (and likely into Berkley Place), the purpose of which was indeed to accommodate a bike path. At this point, the Township has no plans in place for laying a path.

### An Important Note:

I've received reports of construction vehicles using Carriage Court to access the Berkley site. This is NOT part of our agreement with the builders. If you see one a construction vehicle from the site parked or driving on your street, please note the date and time and let me know as soon as possible. Any info about specific vehicles is also appreciated as there are many vendors working there at once, and the builder has asked me to try to identify which are trespassing. If you can send me a photo to forward to him, fantastic!

You've all been great sports throughout the build! Thanks for that!

Believe it or not, clothes dryers are the 3rd leading cause of house fires in the U.S., just behind faulty electric, and cooking mishaps. **2,900** home clothes dryer fires are reported each year and cause an estimated 5 deaths, 100 injuries, and \$35 million in property loss. Failure to clean the dryer and ducts is the leading cause of home clothes dryer fires.

### 5 Warning Signs that it's Time to Clean Your Clothes Dryer Vent:

1. Drying time for clothes takes longer and longer.
2. Your clothing and the outside of the dryer are very hot.
3. You notice a burning smell.
4. The vent hood flap doesn't open properly
5. It's been longer than a year since your last inspection.



**If you can't remember the last time your dryer vent was cleaned, IT'S TIME!!!**

Don't worry! There's plenty of help out there:

<https://www.homeadvisor.com/tloc/Harleysville-PA/Ducts-Vents-Clean/>

DiLucia Management office hours: 9 - 5,  
Monday - Friday

After hours, please leave a message.

**Andrea Balise - Community Manager**

**Katie Walton - Financial Analyst**

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**215-692-1600**

A big Thanks to the Association Board for their attention to the property and thoughtful spending in 2017. Our budget review at the meeting in November went very well, and there will be no increase to the monthly fee this year!

A super special thanks to Carol Kern, who was reappointed to her board seat for another two years. Without three board members, this Association cannot function. The voluntary participation of the Board keeps things running smoothly in your community, and is greatly appreciated!

## Important Warm Weather Rule Reminders:



All lots and the townhouses themselves shall be maintained in a neat and reasonable and well appearing condition by and at the expenses of the Lot owner (notwithstanding Association's contractual agreements with landscapers/groundskeepers). —This includes rear-facing decks and patios!!!

Toys, sports equipment, bicycles, motorized toys, children's swimming pools, game sets and all items of this nature must be stored within the confines of the townhouse after dusk of each day.

All hoses and gardening apparatus must be neatly stored after use.

Only gas (propane) or electric barbecue grills are approved for use on the wood decking or the rear patio; however, the grill must be located at least six feet away from the town home siding. Open flame charcoal units are prohibited throughout Carriage Crossing.

### A message about lawn lamp posts

It is the responsibility of each homeowner to maintain the look and functionality of their lamp post. The lighting of lamp posts though not enforceable, is highly encouraged. These lights serve as a safety feature of your community. If an individual were injured because of poor lighting in a common area, and were to sue the Association, this would cause an increase in the HOA insurance premium, and in turn, your monthly Association dues. Your lamps can operate on a daylight sensor. If your lamp is currently in disrepair, you're not sure how it works, or you would like yours to work on a sensor, please contact an electrician or snap some close-up photos and visit a local lighting supply store for assistance. We are looking into additional light sources for the community.

Local and reputable: <https://www.bergeyselectric.com/>

**Not cleaning up your dog's refuse is a fineable offense within your community! Even if it takes an extra trip inside for another bag, love your neighbors and clean up after your pup!!**



### How we dispose of everything we use, *matters* to Mother Earth.

Sometimes things sit around the house or garage for years simply because we want to do the right thing and properly dispose of them, but we just aren't sure how. Have old paint, batteries, medications, or obsolete electronics lying around? This year, honor the Earth *and* conquer your spring clean by visiting [www.montgomerycountyclecyles.org](http://www.montgomerycountyclecyles.org) to learn about responsible modes of disposal and to find recycling events for lots of strange things. Then, share your knowledge with a child or a friend!

Thanks for caring!!



*If you notice problems or inconsistencies with landscaping or trash collection, please document, and let me know as soon as possible so that I can see that they are rectified.*

*Thank you!*

Have a question but can't find your Association docs?

Not sure if what you want to plant is approved by your HOA?

There's lots of useful information available to you all the time on DiLucia's website, DiLucia.com. Just find Carriage Crossing under "pages" at the bottom of our home screen... or click here:

<http://dilucia.com/locations/carriage-crossing-homeowners-association/>

