



Carriage Crossing



Winter 2019

Meet your Board!

*Eadie Eberhardt
Carol Kern
Sherman Hayes*



Please note:

Leaving pet waste behind anywhere in the Carriage Crossing community is a fineable offense! Don't be embarrassed! Be responsible!

Post-holiday bulky trash item?

Each Carriage Crossing Homeowner is entitled to one free bulk item pick-up per month. Simply call the management office at 215-692-1600 between 9 AM Monday and 4 PM Thursday and provide your name, number, address, and a description of the item. Then put it out for pick-up Friday morning before 8 AM! Please be advised that computer monitors, TVs and most other electronics are not considered bulk items and will not be collected by Advanced Disposal.

Please note, because of the recent inconsistency of service, we are currently seeking quotes for a different provider. We will keep you informed as to an pertinent changes.

In the event of forecast snow...

Park cars in garages so that complete clearing of driveways is possible.

If your household has more than two vehicles, additional vehicles should be parked in the parking lot nearest the mailboxes (and closest to the street if possible)—again, to allow for faster and more complete clearing of driveways.

Once driveways are cleared, kindly move vehicles in the parking lot back to owners' driveways.

The contractor returns the day after snow to clear portions of the lot that remain snow-covered.



Dear Homeowners,
Please join us in congratulating Sherman Hayes on his election to the Carriage Crossing Board of Trustees! We'd also like to thank Keyur Patel for his years of diligent service.
It is the volunteer efforts of community members like Sherman, Keyur, Eadie, and Carol that keep your Association running smoothly.

Just a friendly reminder that Holiday decorations should be left up no longer than 30 days after the holiday. Thank you!

Find Carriage Crossing on our website, www.DiLucia.com under, "Locations".

If you need to reach your management company on the weekend when there are no office hours, please email Andrea at A.Balise@DiLucia.com.



Dear Carriage Crossing Homeowners,

Thanks to everyone who attended November's meeting of the Association. Here's some of the news and business that resulted.

In case you were wondering what in the world is going on up the path at Berkley Place, Mignatti sold the project to Lennar last year which unfortunately, stalled construction and sales. We've finally established a sound contact with Lennar and I am told that construction is anticipated to be complete on the remaining six homes by fall, regardless of whether they are sold in advance. Half, (six) are already built and sold. Restoration and improvement to our border with Berkley (which is their responsibility) will not happen until all homes are built.

You may have noticed that some of the trees remaining in that walking path vicinity look sickly. Most are Mountain Ash trees. We suspected an infestation of Emerald Ash Bore might be the culprit, but Bair Tree said that is not the case. It is likely that the sopping wet summer and fall we had has caused their health to deteriorate. These trees do not tolerate "wet feet". Some will recover and some may need eventually to be removed. The Board has wisely decided not to invest in this border area until after Lennar has finished work in the vicinity.

The spotted lanternfly is definitely present on the property and throughout Montgomery County, and has already damaged some of our maples despite our best efforts late last fall. Since then, all maples and cherries were inspected and are expected to recover with proper treatment, which has been scheduled for spring and late summer, 2019.

In 2019, it is likely that some new trees will be planted in the rear of the property to provide additional privacy from Rt. 113. Installs would ideally take place in September.

Some form of road maintenance will happen this spring on Carriage Court itself, to preserve its integrity and longevity. We are currently in the process of meeting with contractors and discussing various options, and of course will provide everyone ample notice.

Your Board plans to install additional lighting sources in the form of solar, LED lamp posts near the new walking path and mailbox area. They will be very similar in appearance to the ones in your yards. Exact models and timing of installation TBD, but the goal is spring! In the meantime, "poor lighting" is not an excuse for leaving behind dog refuse! Bring a flashlight or a phone along with multiple baggies! We all know what dogs do on walks, and as responsible pet owners, we should be prepared. If ever this poses a problem with neighbors walking through from Berkley Place, remember that this is not just a Carriage Crossing By-Law, it is a governmental law. Speak up, snap a photo, report the offense to me or to your local authorities. Work together to set the precedent that that sort of thing doesn't fly on Carriage Court!

Just a reminder, if you see a glaring inconsistency in the pattern of regular service; for instance, a tree in your yard was not mulched but all others were, or it seems yours was the only driveway not cleared of snow, please document (with a photo whenever possible) and report it as soon as possible. With no clubhouse or office onsite, we rely on you as our eyes and ears!

Thank you!