



Spring



2019

Say Hello to
Your Board!

Eadie Eberhardt

Carol Kern

Sherman Hayes

Reminder:

HOA fees are due on the 1st of each month. After a ten day grace period, a late fee of \$25 for non-payment is assessed on the 11th.

DiLucia Management office hours: 9 AM - 5 PM, M - F
After hours, please leave a message.

Andrea Balise - Community Manager

Katie Walton - Financial Analyst

E-Mail: a.balise@dilucia.com

215-692-1600



Recycling



We have received reports of recycling being blown down toward the cul de sac on a regular basis, which causes those homeowners on the end to have to clean up (and sometimes chase after!) the mess. This is more of a concern in fall and winter, but please adopt the habit of packaging recycling with windy conditions in mind. This means breaking down boxes and tying together or otherwise securing cardboard, newspapers, and circulars that will remain uncovered.

Great recyclers get gold stars!! If your recycling bin regularly overflows, GREAT JOB!! ... But you probably require an additional container to accommodate your usual haul to the curb. Simply drop me a line, and one will gladly be provided for you.



Parking/Vehicle Reminder

- 1) Parking on Carriage Court is prohibited. Vehicles should be parked in garages, driveways, or the parking lot. (Rules and Regulations B-1)
- 2) Large, commercial-type vehicles are prohibited, as are recreational vehicles such as campers or trailers, or any vehicle deemed to be a "nuisance" by the Executive Board. (Rules and Regulations B-1) These vehicles are only allowed on site if they are out of sight; that is, if they can be enclosed in a garage.
- 3) Temporary exceptions can and have been made by the Executive Board. Please be responsible, and request an exception via Andrea in your HOA's management office prior to violating the rules. (215)-692-1600
- 4) Please report suspicious vehicles, or vehicles parked illegally and not belonging to Carriage Crossing Homeowners to the Lower Salford Police Dept. (215) 256-9500
- 5) A formal amendment to these rules is possible. Several years ago, one was proposed, but the majority of you, the homeowners, voted against legalizing street parking. Please kindly respect your neighbors' wishes and abide by the Rules of your HOA. Thank you!!



Please note:




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

Roof Replacement

Since your roofs are personal and not HOA common property, we at DiLucia are unable to contribute much more to this particular conversation. We have however expressed to your Board that we are happy to facilitate group communication surrounding this topic.

Your Board would like you all to know that although this is not an HOA expense, they intend to seek group bids for roof replacement. Each homeowner will have the option to participate. It is expected that replacing multiple roofs at once will yield significant savings. Timeline is approximated to be 4-6 years from now. This timeline may work for some of you, but not others, and that's ok. Though your homes were all constructed at roughly the same time, multiple factors will affect the lifespan of a roof. Some of you may wish to replace sooner or later than your neighbors. Again, your roof is your personal property, and as such its replacement is your responsibility. If you think you might be interested in the group approach, feel free to contact me. I'll make it known to the Board, and put you in touch.

 **Before taking any steps toward replacement, please consult the HOA architectural guidelines for shingle type and color, always available on DiLucia.com under locations, Carriage Crossing. Forgetting this and opting for an extreme deviation could be very costly!!!**

Please help us help you!

If you notice problems or inconsistencies with landscaping or trash collection, please document (photograph when possible) and let me know ASAP so that I may have issues rectified. Never feel you are a bother. You pay for the services I oversee, and I rely on you to make sure they are performed correctly and on time!

Thank you!

Please do not leave garage doors partially open for long durations. It makes them appear broken.

Also remember that attracting wild animals to the homes is prohibited by the Rules and Regulations. In brutal weather conditions, help for local, feral cats may be provided only at a distance from the homes, and must be out of sight. I adore your huge hearts, but please remember your neighbors.

Here are some terrific local resources for the feral cat population.

<https://www.straycatblues.org/>

<https://www.kittycottage.org/>



Just a reminder that only gas (propane) or electric barbecue grills are approved for use on the wood decking or the rear patios, and the grill must be located at least six feet away from the town home siding. Open flame charcoal units are prohibited throughout Carriage Crossing. Happy Grilling!!



Attention, Homeowners!!

Inspections were recently conducted at Carriage Crossing. With most homes we found some small rule infraction for which you will receive a notification in the coming days, but please don't panic or take the "warning" personally. It is still early in the season and we fully understand that many of you have simply not gotten to everything yet. We also understand that some problems we noted will be resolved even before you receive the warning. If this is the case, please accept our apologies, and pat yourself on the back for being so on-task! Most of what we saw were things like algae growth on homes and retention walls indicating it's time for a power wash, missing pieces of fascia, and unkempt rear gardens (consult your Rules and Regulations at <https://dilucia.com/locations/carriage-crossing-homeowners-association/>).

A notice or warning really is just a friendly reminder, and evidence that your Association is working for you to uphold the overall aesthetic, and in turn the property values in your community.

Follow-up inspections will take place 4-6 weeks after initial inspections (most likely 2nd week of June) at which point violations will be issued for non-compliance. Many thanks for being such a cooperative and proactive community!!

Berkley Place

As you can see, things are nearing completion at Berkley Place. We expect construction of a white PVC border fence to closely follow completion of all the homes. We are doing our best to communicate with project managers of Lennar about what we would like to see happen in that disrupted, border vicinity, but it is often easier said than done. Your Board has made the astute decision not to invest in that area until Lennar has finished their work and held up their end of the recorded deal. Thank you for your patience!



Contractors' Corner



Thoughtful homeowners would like to share some contractors with whom they've had great experiences. That's good lookin' out!

- Chris Burke Building and Remodeling - cburkebuilder@yahoo.com
215-317-9975
- Steve Driscoll, LLC Professional Painting - driscollstev@aol.com
215-527-9667