



SUMMER 2019



Please remember that you live in a Homeowners Association and must submit requests to the management company for Board approval BEFORE starting any major exterior modification. Failure to do so can be very costly. All necessary documents are available at <https://dilucia.com/locations/hidden-meadows-homeowners-association/> Thanks for your cooperation.

Say Hello to Your Board

**Rob Tyson
Mark Gurzenski
Glen Casey**

Community Inspections

The late April inspection of the property went very well. It is evident that some of you made an effort to improve the appearance of your mailboxes—Thank you! A well-kept mailbox improves the overall look of your home, and of the entire neighborhood. It was noted that a handful of yards are in need of grass seed and fertilizer. If your lawn has yellow, brown, or bald patches, this means you!

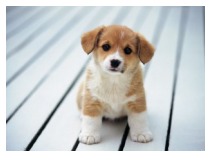
Homeowners whose landscape maintenance is inconsistent:

Grass grows quickly. For this reason, if after several warnings, you still have not addressed the condition of your yard, or if it becomes clear that you cannot manage your landscaping with the regularity demanded by your township and Association Bylaws, Hidden Meadow HOA will hire landscapers to address your yard, and you will be billed their charges for work performed on your property. If the Association incurs a fine from the township as a result of your property's appearance, that fine will also be passed on to you.

Rule #3 of the HM Rules and Regulations states that *"The owner of each Lot shall cause all shrubs, trees, grass, lawns, plantings and other landscaping upon such Lot to be maintained, cultivated, and (owner shall) replace dead plants, shrubs, trees, grass or any other landscaping on such Lot with plants, shrubs, trees, grass or landscaping of the same or similar type."*

Violations of the Rules can result in fines!! Thank you for loving your property and respecting your neighbors by adhering to them!

Whether in a car, or tied up outside, summer heat can quickly become lethal for dogs.



DO NOT leave your dog outside unattended.

If you are concerned about the immediate well-being of an animal that is not yours, dial 911 and report it.

School will soon be out for summer. Please drive safely and slowly. Children live and play here!! Remember that a rolling ball is often followed by a child.

PA Office (215) 692 -1600

Office hours 9-5, Monday - Friday

After hours, please leave a message.

**Anne Macy - Director of Property Management
Andrea Balise - Community Manager
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