

WHEATSTONE HOMEOWNERS ASSOCIATION

November
2015
Newsletter

P.O. Box 33 Campbelltown, PA 17010

www.wheatstonehome.org

Annual Meeting Date Set

The annual meeting of the Wheatstone Homeowners Association has been scheduled for **Wednesday, December 9, 2015** at 7:00 pm at the social hall of the Campbelltown Fire Hall. Please park behind the fire station along Route 322 in Campbelltown and enter the social hall by the rear doors.

This is your annual opportunity to hear about the Association's finances, projects, officers and have questions answered about your neighborhood, Wheatstone.

Mark your calendar and plan to attend.

If you are unable to attend the annual meeting, we hope that you will find meaningful and informative information within the remainder of this newsletter.

The Wheatstone HOA Board of Directors

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2016 ANNUAL DUES

The annual Homeowners Association dues will be **\$70** again for 2016. They are due by February 1, 2016 and payable to the **Wheatstone Homeowners Association**. Please mail them to:
Wheatstone Homeowners Association
P.O. Box 33
Campbelltown, PA 17010

***A postcard will not be mailed for 2016.
This is your notice.***

Sink Holes in the Common (Retention) Area

As you may have noticed if you live near the retention area or "common" area along Lingle Avenue and between the rear of the properties on Wheatstone Drive, Millstone Drive and Barley Lane, we've had a few occurrences of Sink Holes in 2015 after some of the heavy rain storms. Our most recent ones opened up after the heavy rains on October 28th. One was fairly large and the final cost to fill it was \$2,300. It's important for us to maintain a stable financial condition in order to be able to quickly resolve these sink holes.

We have been using Long's Excavating to repair and fill them. They have been prompt in their coming out soon after being called. Our total costs for sink holes in 2015 may be over \$3,500.

Earlier this year, we also had a dead pine tree taken down along Lingle Avenue across from the middle entrance to Rockledge. They also trimmed up the low hanging branches and dead limbs on the large tree on Lingle Ave. to improve visibility and safety for cars exiting Wheatstone at the corner of Lingle Avenue and Wheatstone Drive.

Waste Management Contract



Waste Management has offered to provide a three-year contract to those residents within our community utilizing their contracted services. The pricing for this three-year period would reflect a 2.2% annual increase over your current monthly Waste Management base rate. This equates to an increase of \$0.44 per month for 2016. The current base rate is \$60.57 per quarter (plus fees). The total 2015 quarterly cost is just under \$69. Waste Management currently services 70% of the residents within Wheatstone. If we are able to increase this number, we may be able to reduce the proposed increase percentage in 2016/2017 and 2018. (example: 85% of the HOA residents could reduce annual increase from 2.2% to 1%).

The Board has agreed to these changes effective January 1, 2016, bringing the contract date in line with the calendar year.

To engage Waste Management's services, and help us to get to an 85% participation rate, please contact Tom Stang at tstang@wm.com

If you're a current Waste Management customer, there's nothing you need to do at this time.

New Permit Requirement for Fences, Walls and Hedges

As of June 17, 2015 North Londonderry Township requires building permits for all fences, walls and hedges to be sure their installation complies with **150-91** of the Zoning Ordinance –

“Unless otherwise regulated, fences, walls and hedges may be permitted in any required yard or along the edge of any yard. However, no fence, wall or hedge along the side or front edges of any residential front yard shall be over thirty (30) inches in height and shall not obstruct visibility. A fence in a front yard may be up to forty-eight (48) inches in height if seventy-five percent (75%) of the fence area is open.”

North Londonderry Township has contracted the Lebanon County Planning Department as a PA Certified 3rd Party Inspection Agency to administer and enforce the PA Uniform Construction Code, Building Code Enforcement, Subdivision Ordinance, Zoning Enforcement, Sewage Enforcement & Management Program. For questions, information and permits, please contact them at the Lebanon County-City Building, room 206, direct dial **(717) 228-4444**.

YARD SALE

The 2016 Annual Yard Sale is scheduled for **May 14, 2016**. If interested in participating, please add \$2 to your 2016 dues payment to help with the cost of advertising. There will be no balloons again in 2016.



Resale Certificates Required

If you're getting your home ready for sale, please advise your agent that a resale certificate is required from the Homeowners Association to validate that your annual dues are up-to-date. *For Sale By Owner* properties also require this. To request a certificate, please email the Association Treasurer Don Kline at dkline1@comcast.net

The cost is \$25.

November 2015
Association Officers Needed

Our Association belongs to all of us and we need to make sure that we have a fully functioning Homeowners Association Board that works to ensure that the use restrictions, by-laws and covenants are being followed. There are multiple board officers that have served multiple years and it's time to introduce new homeowners to some of the board roles and committees.

If you're interested in learning where help is needed, please attend the December 9th Annual Meeting. If you're unable to attend, please email current Board President Pete Van Zandt at petevz@msn.com

General Reminders

By-Laws – The current Association By-Laws are viewable on our website www.wheatstonehome.org – Remember, the use restrictions are in place to protect all of us and to keep Wheatstone the type of community you moved to originally.

Common Violations – Some of the most common violations are the improper parking of trailers, commercial vehicles and campers, as well as not properly maintaining the landscaping of your lot.

Architectural Committee – If you're making any exterior home renovations, adding a shed, fence, deck, wall etc. you're required to submit a proposal to the architectural committee. See the details on our association's website.

Lamp Post Lights – We remind you again that Wheatstone does not have street lights. We rely on each homeowner to have the lamp post or front doors lights on to illuminate the neighborhood. We thank you for your cooperation.

2016 Road Paving

North Londonderry Township has advised the Board of the tentative list of roads in Wheatstone projected for repaving in 2016. The final listing is dependent on 2016 township budget approval expected in late December.

The tentative roads in Wheatstone are: ***Barley Lane, Chelsea Court, Maize Street, Millstone Drive, Oatfield Lane, Willow Court, Willow Lane, Wheatstone Drive and Wheatstone Court.***

Remember there is a Township ordinance requiring a 14 foot clearance requirement for all trees along the roads of your property to allow paving equipment and snow removal equipment to operate safely and efficiently.



Nextdoor.com

Earlier this year, the Board set up an account with a free neighborhood site called **NEXTDOOR.COM**

To date we have 46 homes (of 265), signed up and we'd like to get many more. It simply requires you to enter your address to verify that you're part of Wheatstone and it will match you with the Wheatstone nextdoor.com "community".

It can be used to send messages to others in Wheatstone and communicate just with other members of our development who have signed up. It's like Facebook but restricted to just the addresses within Wheatstone. It's been used very little and we'd like to see it used more.

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Campbelltown, PA 17010

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Our development website has a lot of information for your reference.

You can see announcements, officers, the by-laws, mailing address, community news etc.

If you have any interest in improving or helping maintain the site, please let the Association know.

North Londonderry Township Compost Facility

In addition to the curbside pick up of leaves and branches during the year, the township's compost facility is available to each township resident. For an annual fee of \$30 you can take most yard waste (Grass Clippings, Leaves, Garden Residue, Branches/Shrubbery), to the facility located behind the township's building on Ridge Road. Regular use of the facility keeps waste from the County landfill near Lebanon.

Stop by the township office to get your permit.

Pear Trees

Often there are questions about the Bradford Pear trees planted in the front of the lots in Wheatstone. While you are not required to replace them if your original trees are lost, the consistent trees throughout the development give a nice appearance especially in the spring. Bradford pear trees are prone to damage in high winds once they are a number of years old. Proper pruning can help to minimize damage.