

NEWSLETTER

FEBRUARY 2016

Please submit all questions, requests, or suggestions in writing and drop in the AMPOA boxes at 32 Parkland or 57 Parkland or you can mail to AMPOA P.O. 217, Clarks Summit, PA 18411

Presidents Message

The Winter has arrived. Your AMPOA Board has been busy. The normal business of our association has been ongoing and operating smoothly as you will see later in newsletter. As the Spring arrives major activities that require your involvement will be occurring. As we here have discussed in the previous newsletters, AMPOA still will experience a projected deficit of \$16,000 this fiscal year. This has been happening for the two previous fiscal years and is not fiscally responsible. It has been 8 years since the last AMPOA dues change. In the fall of last year, a \$15.00 monthly increase was voted on. There was almost a 2 to 1 vote favoring the increase, of those that voted but the vote fell six votes short of approval. Most regrettably 32 residents did not vote, a very apathetic response from this small group of non-voters. Hopefully our next vote will get more action from the non-voters and all will participate. There will be another vote taken in the April/ May time frame. Eligible residents will receive a letter describing a \$10.00 a month dues increase, a ballot and all the voting particulars. As you have also been apprised in our recent newsletters another matter will be voted on at our June 15 general membership meeting. The by-laws committee has presented the product of their extensive and hard work, which updates the "rules of the road" for governing the association within the guidelines of the existing covenants. There will be complete copies of the revisions recommended by the committee distributed in the mid-May time frame to eligible voting members of the association. This will allow time for your review of the recommended changes and help you to prepare to vote at the general meeting in June. We have both these very important voting issues ahead of us. Your Board asks that you consider each of these matters and make your vote count.

The Board of Directors:

Thanks again to the by-laws committee your neighbors:
Shirley Siragusa, Chair Emeritus, Arnold Flam, Doris Lindsley, Patricia Marion, Harry Stumpf

Social Activities

The Ladies of Abington Meadows have a scheduled luncheon on the second Wednesday of every month. They meet at 12:30 at various restaurants. There is a schedule available. It is a nice way to meet your neighbors and socialize. Guests are always welcome. Please call Betty Conboy at 570-586-2312 if you would like to attend. A big thank you to Linda Bittenbender for organizing the luncheons the last six months and for Betty Conboy for volunteering to do it this year. We appreciate their willingness to help keep this wonderful gathering going!!!

Welcome New Homeowners

John Thomas 12 Parkland Gerry & Marion Gaetano
74 Parkland
Julia Papellas 22 Parkland Melissa Battle 67 Parkland

TREASURER'S REPORT/ CURRENT BUDGET SNAPSHOT			
AMPOA 2015-2016 BUDGET as of February, 2016			
	Approved	To Date	To Go
	FY 15-16	FY 15-16	FY 15-16
Income:			
HOA Fees	\$172,800.00	\$92,468.05	\$80,331.95
Late Fees	\$500.00	\$555.00	(\$55.00)
Interest Income (checking)	\$30.00	\$17.64	\$12.36
Capital Reserve Allocation	\$58,320.00	\$29,160.00	\$29,160.00
Re-Sale Certificates	\$150.00	\$600.00	(\$450.00)
Total Income:	\$115,160.00	\$64,480.69	\$50,679.31
Expenses:			
Total Administrative	\$10,700.00	\$8,946.03	\$1,753.97
Total Operating	\$93,400.00	\$41,942.31	\$51,547.69
Total Maintenance	\$28,000.00	\$16,714.80	\$11,285.20
Total Expenses:	\$132,100.00	\$67,603.14	\$64,496.86
Beginning in Checkbook	\$63,296.20	\$63,296.20	
Ending in Checkbook	\$46,356.20	\$60,173.75	
Held in CDs	\$53,724.86	\$53,741.15	
General Fund (Checkbook + CDs Balance)	\$117,021.06	\$113,914.90	
Beginning in Capital Reserve	\$341,524.37	\$341,524.37	
Net Increase (Decrease) in Capital Reserve	\$58,320.00	\$29,160.00	\$29,160.00
Ending in Capital Reserve (incl. interest pd.)	\$399,844.37	\$370,844.60	

Expenses incurred since the Fall newsletter include snow removal retainers, prepayment of annual Grasshopper lawn treatments, utilities, curb line painting, and administrative costs pertaining to the revision of our bylaws, resale certificates, and mailings for dues postcards and newsletters.

Thank you to all homeowners who pay their dues on time AND include late fees when applicable. AMPOA's policy concerning late payments is as follows: Delinquent homeowners will receive two notices in writing that payment is past due. If payment is not made before the current quarter ends (in this case, 3/31/16), a lien will be filed with the Magistrate to collect the unpaid dues. The homeowner will also be responsible for any court fees accrued at that time. Dues can be paid in monthly installments of \$109 or quarterly payments of \$327. As a reminder, payments must be received by April 1, July 1, October 1 and January 1.

Questions or requests regarding AMPOA's process, budgets, expenses or allocations are always welcome. We ask that all inquiries or comments be submitted IN WRITING ONLY.

Resale Certificates

When you list your home for sale, you will receive a letter from the AMPOA Executive Board reminding you about the requirements you have as a seller under the Pennsylvania Uniform Planned Community Act. Once you have accepted a purchase offer, the law requires that you provide the purchaser with a resale certificate. You should then notify the AMPOA Board, which will prepare the resale certificate. The resale certificate is essentially a package of documents which includes the resale certificate itself and governing and financial documents for AMPOA; it will be provided to you and/or your realtor after an exterior review of your unit to determine the respective responsibilities of the homeowner and AMPOA.

Your notification for a resale certificate package should be directed to any member of the Board of Directors via email; you may also submit a written notification in the AMPOA railing boxes at 32 Parkland Drive or 57 Parkland Drive, or mail it to AMPOA's post office box. The fee for preparation of a resale certificate package is \$150.00, payable to AMPOA at closing.

You should inform your realtor and prospective purchasers that our covenants and bylaws and other information are available online at www.ampoa.com

Engineering

Several small repairs have been completed during the past few months, but things have quieted down for Engineering as we are in the midst of the winter season.

Since it's the winter season, please be mindful about the usage of ice melt products. Qik Joe is the recommended product of choice, but please use it sparingly. There's no need to pile it on, as it will wash away into the storm drains. Rock Salt should NOT be used on sidewalks or steps because it will eat away at the concrete.

Parking regulations are being actively enforced. Street parking is only permitted for guests and short term visitors. Residents must park their vehicles in their garage or driveway. This applies to both DAY & NIGHT parking. Vehicles that are observed parked on the street on a repeat basis will receive a warning and may be subject to fines and/or towing.

Garage Sale

The Annual Garage Sale at Abington Meadows will be held on Friday, July 15th and Saturday, July 16th from 9A.M. to 1P.M.. Barbara Bliss, 570-587-7640, will be coordinating the advertising. The garage sale is the only one permitted each year. However if you are selling your unit and moving, an exception will be made.

Landscaping/Snow Removal

Arendt's Outdoor Services (AOS) performed our fall clean-up on Dec. 7th and 8th. AOS is also performing our winter services again this season. The winter has been very mild so far and no snow. We have already spent money on snow removal because, according to our contract, we have to pay AOS a retainer for the months of November thru March. This retainer is applied to snow removal, whether we get snow or not. So far we have paid them for three months at a cost of \$12,000.00. Remember AOS cleans only driveways, sidewalks and steps if we get over 2 inches of snow, and they put ice melt only on the road.

I would like to remind all pet owners that YOU MUST PICK UP AFTER YOUR PETS. Failure to do so is against the Covenants and By-laws of AMPOA. We can't have pet waste lying in the grass for someone to step in. Members of the landscape committee walk around the community periodically.

24 snow stakes on Parkland have been intentionally broken off and will have to be replaced. If you see or hear any unusual activity, especially at night, please contact a member of the board.

Insurance

REMINDER: The Association Executive Board needs a copy of your homeowners insurance policy. YOUR COVERAGE MUST BE FOR A TOWNHOME, NOT A CONDO. according to the Covenants, you must have:

- (a) a minimum of \$150,000 dwelling unit coverage with \$500 deductible.
- (b) a minimum of \$500,000 premise liability coverage.

Every year, when your policy renews, we need to have a renewal copy on file. This is an ON-GOING cycle. We need to have your "up-to-date" information showing the required coverage and dates. Please send, or have your insurance company send, this information to address listed in boxed area or call me at (570)878-8310 and I will come pick it up.

Peter Raymond, 4 Waterford, has not complied with the Covenants of the Association. He needs to submit a current insurance