

2008 V.S.R. Trash & Recycling Calendar

for Hawthorne Hill, Hawthorne Hill North, Hickory Hill, Sycamore Hill, & Laurel Hill

JANUARY						
S	M	T	W	T	F	S
		1 H	2	3	4	5
6	7 TX	8	9	10	11	12
13	14TR	15	16	17	18	19
20	21T	22	23	24 B	25	26
27	28TR	29	30	31		

MARCH						
S	M	T	W	T	F	S
						1
2	3 T	4	5	6	7	8
9	10TR	11	12	13	14	15
16	17 T	18	19	20	21	22
23	24TR	25	26	27 B	28	29
30	31 T					

MAY						
S	M	T	W	T	F	S
				1	2	3
4	5 TR	6	7	8	9	10
11	12 T	13	14	15	16	17
18	19TR	20	21	22 B	23	24
25	26 H	27 T	28	29	30	31

JULY						
S	M	T	W	T	F	S
		1	2	3	4 H	5
6	7 TR	8	9	10	11	12
13	14 T	15	16	17	18	19
20	21TR	22	23	24 B	25	26
27	28 T	29	30	31		

SEPTEMBER						
S	M	T	W	T	F	S
	1 H	2 TR	3	4	5	6
7	8 T	9	10	11	12	13
14	15TR	16	17	18	19	20
21	22T	23	24	25 B	26	27
28	29TR	30				

NOVEMBER						
S	M	T	W	T	F	S
						1
2	3 T	4	5	6	7	8
9	10TR	11	12	13	14	15
16	17 T	18	19	20	21	22
23	24TR	25	26	27 H	28	29
30						

FEBRUARY						
S	M	T	W	T	F	S
					1	2
3	4 T	5	6	7	8	9
10	11TR	12	13	14	15	16
17	18 T	19	20	21 B	22	23
24	25TR	26	27	28	29	

APRIL						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7 TR	8	9	10	11	12
13	14 T	15	16	17	18	19
20	21TR	22	23	24 B	25	26
27	28 T	29	30			

JUNE						
S	M	T	W	T	F	S
1	2 TR	3	4	5	6	7
8	9 T	10	11	12	13	14
15	16 TR	17	18	19	20	21
22	23TR	24	25	26 B	27	28
29	30 T					

AUGUST						
S	M	T	W	T	F	S
					1	2
3	4 TR	5	6	7	8	9
10	11 T	12	13	14	15	16
17	18TR	19	20	21	22	23
24	25 T	26	27	28 B	29	30
31						

OCTOBER						
S	M	T	W	T	F	S
			1	2	3	4
5	6 T	7	8	9	10	11
12	13TR	14	15	16	17	18
19	20T	21	22	23 B	24	25
26	27TR	28	29	30	31	

DECEMBER						
S	M	T	W	T	F	S
	1 T	2	3	4 B	5	6
7	8 TR	9	10	11	12	13
14	15 T	16	17	18	19	20
21	22TR	23	24	25 H	26	27
28	29 T	30	31			

Nov./Dec. Board of Dir. Meeting on Dec. 4

Normal at-the-curb trash pickup day is Monday unless a holiday falls on a Monday, then pickup day is Tuesday

Limit is 3 - 32 gal. cans or bags and one bulk item per week. Recycling is bi-weekly. See calendar above

Please call your Rep., Danella Mgmt., or Allied Waste Mgmt. for what is acceptable for bulk pickup

Laurel Hill containers are normally emptied on Mondays and Thursdays

Christmas trees may be put out for disposal on January 7. Never leave at Rec. Center!

Please be sure to place all recycling & trash at curbside after 6pm on the night before pickup day

Problems or questions? Please, call Allied Waste Mgmt. Customer Service Dept. at 1-800-836-2143.

KEY: H = Holiday T = Trash Pickup Only TR = Trash plus Recycling Pickup X = Xmas Trees

B = Board of Directors Meeting - 6pm - V.S.R. Rec. Center

VILLAGES OF SPRING RIDGE (VSR) LISTING OF RECOMMENDED CONTRACTORS & HANDYMEN, PLUS UTILITIES & OTHERS AS OF 12/15/2007

<u>Skill</u>	<u>Name</u>	<u>Phone No</u>	<u>Contact</u>	<u>Recommended By</u>	<u>Phone No.</u>
<u>Handymen:</u>	J.A.M. (Just Ask Mark!) Co.	610-468-9294 (Cell)	Mark Sychterz	Carole Delp	610-678-2724
	Certified Remodelers	610-678-6728	Rey Carbon	Carole Delp	610-678-2724
	Mike Blankenship	610-944-8082		Carl & Gloria Leed	610-727-5458
	Michael Henry	610-693-6194		Carole Delp	610-678-2724
	Mark Grim	570-739-1072		Gail Batastini	610-670-7911
	Carl Hobwood	610-777-8378		Carole Delp	610-678-2724
	Rodney Homan	610-670-5815		Sherry Greth	610-670-2698
	Mike Rupp	610-944-5623		Carole Delp	610-678-2724
	Foley & Son	610-698-6274		Jim Beissel	610-670-2299
	Ken Bolinger	610-670-6164		Rich Maloof	610-670-7552
	Jim Manegold	610-678-5055	Jim	Robertta Reuter-Lorenz	610-670-6477
	Denny Radka	484-336-5869 (Cell)	Denny	Joann Gallager and Mike Bleznyk (Oak Hill)	610-670-0554
<u>Plumbers:</u>	M & M Mechanical	610-944-7587	Frank Forster	Bob Hauf	610-678-8390
	John Rubindall	610-372-5110		Sherry Greth	610-670-2698
	Essig Plumbing	610-373-3229	Paul Essig	Helen & Ron Smith	610-927-4497
	Henry S. Merklinger	610-207-4911	Henry	Cliff Sweitzer	610-927-3264
	Firestone Plumbing	610-375-6554		Carole Delp	610-678-2724
	The Plumbing Works	610-929-8860		Bette Detterer	610-678-1880
	Denny Radka	484-336-5869 (Cell)	Denny	Joann Gallagher and Mike Bleznyk (Oak Hill)	610-670-0554
<u>Electricians:</u>	Mark Raugh (Cell phone: 484-955-3006)	610-603-9272	Mark Raugh	Judd Sartain	610-678-3802
	Waldman Bros. Electric	610-376-0190		Diane Hill	610-927-0919
	Bernie Bernhauser	610-678-2104		Jeanie West	610-678-2674
	Dave Roche	610-678-9644		Pete Deck	610-927-9629
	PowerRx: the Power Doctor	610-207-3918	Michael Haney	Doris Luckenbill	610-927-4883
	Geoff Steigauf	610-582-1700	Geoff	Has done work for HOA	
	D. S. Burkholder	717-336-7750	Don	Original Carlino Contractor	
<u>Appliance Repair:</u>	Ernie's Appliances	610-562-4045	Ernie	Bob Hauf	610-678-8390
<u>Painting & Power Washing:</u>	J.A.M. (Just Ask Mark!) Co.	610-468-9294 (Cell)	Mark Sychterz	Carole Delp	610-927-2401
	Becker Painting & Paper Hanging	610-927-9940	John Kelly	Dominick Izzo; (Also painted Inverness houses)	610-670-6487
	Masters Plus	610-670-9227	Britt Reed	Carole Delp	610-678-2724
	Pat's Painting and Paper Hanging	610-687-5148	Patrick Lawless	Janet Baranski	610-775-1007
	Uhrig's Painting & Remodeling	610-373-8814		Ellie Antoine	610-207-9282
	Noecker's Painting	610-916-4501	Bob Noecker	Mark Shoener	610-927-2221
	Pro-Painting Services	610-927-3734	Michael Schrufer	Joe & Joy Golt	610-678-3310
	JMH Painting and Restoration	610-721-2103		Lois Crabb & Bill Landis	610-670-5976
	Ron Hohl Painting and Wallpapering	610-796-1608	Ron (cell 610-972-4739)	Daniel Litvin	610-678-6232
	Michael Stankiewicz	610-779-1065	Mike	Jeanie West	610-678-2674
<u>Mural Artist, Faux Finisher, & Indoor Painter:</u>	Jim Manegold	610-678-5055	Jim	Robertta Reuter-Lorenz	610-670-6477
	Decorative Painting By Sharon	610-944-8838	Sharon Novakovich	Lois Crabb	610-670-5976
	Fantasy Faux Finishes by Robin	610-670-9518	Robin Campagnoli	Sherry Greth	610-670-2698
<u>Decks - Cleaning & Staining:</u>	J.A.M. (Just Ask Mark!) Co.	610-468-9294	Mark Sychterz	Carole Delp	610-678-2724
	Jeff Esterly	610-929-4566		Herb Wachs and Bill Branch	610-678-8383
	Hi Pressure Washing & Painting	800-858-WASH	Harry Jon	Pete Deck	610-927-9629

<u>VILLAGES OF SPRING RIDGE (VSR) LISTING OF RECOMMENDED CONTRACTORS & HANDYMEN, PLUS UTILITIES & OTHERS AS OF 12/15/2007</u>					
<u>Skill</u>	<u>Name</u>	<u>Phone No</u>	<u>Contact</u>	<u>Recommended By</u>	<u>Phone No.</u>
<u>Window Repair/Replacement:</u>	Andy Matthews (Simonton Warranty)	610-404-8288	Andy Matthews	From Window Supplier - Quality Wholesalers	610-375-8464
	Horace Good's Glass Services	717-445-5708		From Window Supplier - Quality Wholesalers	
	Mike Blankenship	610-944-8082	Mike	From Window Supplier - Quality Wholesalers	
<u>Landscapers:</u>	JC's Landscaping	484-955-2237	BrianJames	Sycamore - Hawthorne	
	Bosold Landscaping	610-856-5445	Mark Bosold	Hickory - Laurel - Singles - Rec. Center & Pool	
	Edwards Landscaping	610-582-1941	Ed or Jeff Povilaitis	Hawthorne North	
<u>Junk Hauling & Cleaning Out Spaces:</u>	Space Makers	610-587-0031	John Tasker	Carole Delp	610-678-2724
<u>Pet Grooming:</u>	Cindy's Tails Groomery	610-987-9891	Cindy K. MacFetrich	Bob Hauf	610-678-8390
<u>Custom Closets:</u>	The Closet Works	610-670-7617	Earl Schmidt	Resident of Linden Hill	
<u>House Cleaning:</u>	Ana Bernardes	484-201-4726	Ana	Ellie Antoine	610-207-9282
<u>Window Cleaning:</u>	ABC Window Cleaning	610-670-0539	Jack Reber	Rosemary Bruno	610-678-7657
<u>Dryer Vent & Chimney Cleaning:</u>	J.A.M. (Just Ask Mark!) Co. (Dryers)	610-468-9294	Mark Sychterz	Carole Delp	610-678-2724
	Renaissance Chimney & Vent Cleaning	610-372-2958		Diane Hill	610-927-0919
<u>Heating and Duct Cleaning:</u>	M & M Mechanical	610-944-7587	Eric Goodman	Danella Realty	
	Luppold Heating & A/C	610-926-5522	JoAnn		
<u>Fireplaces (Gas) Sales Only:</u>	American Insulation	717-367-1016	Ben		
<u>Fireplaces (Gas) Service Only:</u>	Millenium Fireplace Service	717-272-0866	William Singer	Tom Reese	610-678-5405
<u>Roof & Siding:</u>	RAM Siding	610-385-1620	Brenda		
<u>Roofing:</u>	Bachman's Roofing	610-678-8004	Eric Bachman	Phyllis Hirsch	610-927-9388
<u>Concrete Work and Masonry (except stucco):</u>	Certified Remodelers	610-678-6728	Rey Carbon	Bob Hauf	610-678-8390
<u>Deck Construction:</u>	Randy Fox	717-629-9926	Randy		
<u>Gutters:</u>	J. R. Bailey	610-775-3819		Original Carlino Contractor	
<u>Floor Coverings:</u>	Ted Smith Floors	610-796-2700	Stew Gehris		
<u>Garage Doors:</u>	Shank Doors	800-480-4134			
<u>Cable TV Utility:</u>	Comcast	800-266-2278	Customer Service		
<u>Telephone Utility:</u>	Verizon	800-660-2215	Customer Service		
<u>Electric Utility:</u>	PP&L	800-342-5775	24 Hr. Emergencies		
<u>Gas Utility:</u>	UGI	717-232-1811	Customer Service		
<u>Water Utility:</u>	Pennsylvania American Water Co.	800-565-7292	Customer Service		
<u>Appliances:</u>	General Electric Co.	800-432-2737	Appliance Service		
<u>VSR Homeowners Association:</u>	Danella Realty & Mgmt. Co.	866-DANELLA	Rebecca Mason, VP		
			Regina McField, Asst.		
<u>Carlino Development Co.:</u>	Customer Service	610-376-4807	Heidi		
<u>Spring Twp. Municipal Building:</u>	General Number	610-678-5393			
<u>Police, Fire, & Ambulance Emergencies:</u>		911			
<u>Reading Hospital & Medical Center:</u>		610-988-8000			
<u>St. Joseph Medical Center:</u>		610-378-2000			
<u>County Parks:</u>	Berks County Parks & Recreation	610-372-8939			
<u>Wilson School District:</u>	Administrative Office	610-670-0180			
<u>Shopping:</u>	Berkshire Mall	610-376-8661			
	Vanity Fair (VF) Outlets	610-378-0408			
DISCLAIMER: The Villages of Spring Ridge Home Owners Association (VSR HOA) does not endorse any individual or company on this list. While some may do work for the VSR HOA, they are offered to residents as suggestions or possibilities only. The final selection of any tradesman or company with regard to suitability for the job, skills, charges, and having appropriate liability and workmen's insurance coverage is totally and solely the responsibility and judgement of the individual homeowners. Also, while we try to be as accurate as possible with names, telephone nos. or other data, mistakes are possible. Please report any errors to the number or email address below.					
Compiled by Bob Hauf - Sycamore Hill Rep. - 12/15/07 - Changes, Additions, or Errors: 610-678-8390 or Email: SycamoreRep@aol.com					



DATE: November 20, 2006

TO: Villages of Spring Ridge Unit Owners

RE: **IMPORTANT NEW MAILING INFORMATION FOR QUARTERLY ASSESSMENTS PAYMENTS**

Effective starting on January 1, 2007 Danella Realty and Management Company will be switching to lockbox services for all operating accounts. The bank we will be using is Community Association Banc (CAB). They provide banking services exclusively to community associations such as yours.

All assessment payments will go to this Community Association Banc (CAB) instead of going to Danella Realty and Management Company.

As always, Association fees should be made payable to: **Villages of Spring Ridge Homeowners Association.**

We now offer four ways to make your payments:

1. Continue to pay by check by mailing it to the lock box payment center.
2. You may also pay by e-check, however, be certain that you instruct your bank to include your association account number, or there may be a delay in processing your payment. If you already have your bank paying your fees by an e-check, please notify your bank of the new mailing address for all payments.
3. You may use ACH/Direct Debit at no extra charge to you; a form is included with this letter. This takes a few weeks to start up; enrollment must be received by the 15th of any month in order for payments to be ready for the following month. If you would like to use the automatic payment option, enclosed is a form authorizing automatic payments to be withdrawn from your bank. Please complete this form and return it to Danella Realty & Management by December 15, 2006 for the January 2007 assessment payment.
4. You will now have the ability to charge your fees to your credit card, with a nominal fee, simply by going to www.CABanc.com and follow the instructions to pay homeowners fees by credit card.

The mailing address for all assessment payments is:

**Villages of Spring Ridge Homeowners Association
P.O. Box 65941
Phoenix, Arizona 85082-5941**

5. Hawthorne Hill will continue to be billed quarterly for water through Monitor Data.

Should you have any questions, please feel free to call me at (610) 834-6200.

Sincerely,
For Villages of Spring Ridge HOA

By, Rebecca Mason, Vice President
c/o Danella Realty and Management Co., Inc.
Community Association Management Division

Village of Spring Ridge Master Association-Hawthorne Hill

REQUEST FOR EXTERIOR ALTERATIONS

(To be used for all exterior alteration requests, including landscaping)

UNIT OWNERS: _____

ADDRESS: _____

HOME PHONE: _____ BUSINESS PHONE: _____ FAX: _____

DESCRIPTION OF PROPOSED ALTERATION (Write on separate sheets of paper attached to this form if necessary):

Please supply the following as they pertain to your project:

- * Name, address & telephone # of Contractor
- * Description of materials, color, size etc.
- * Contractor requirements
- 1. Repair of any done to common areas.
- 2. Proof of liability insurance (certificate to be included with request).
- * Supporting plans, photos, brochures, etc.
- * Project start and completion dates.

Homeowner understands that no work is to begin prior to written approval being received. All work done will comply with approved plans; any changes or modifications will require resubmission. The Homeowner is responsible for seeing that all Association requirements are met and assumes any damage to the common areas and meeting all local codes and permit requirements. If a plan is not approved within sixty (60) days of submission, the plan is considered disapproved and must be re-submitted.

IF ANY DIGGING IS NECESSARY, OWNERS ARE REQUIRED TO CONTACT PENNSYLVANIA ONE CALL TO IDENTIFY UNDERGROUND UTILITY LINES, PRIOR TO THE START OF THE PROJECT. THEY CAN BE REACHED AT 1-800-242-1776.

All Exterior Alteration Request Forms must be submitted no later than the 10th of each month, with all required documentation included, to be considered at the monthly Board meeting scheduled January – October that typically meets on the 4th Thursday of each month. Otherwise, the request will not be reviewed until the following scheduled Board meeting. If all required documentation is not included, unit owner will be contacted and a decision will be deferred to the next scheduled Board meeting until all information is received.

Homeowner understands the terms and condition of this exterior alteration request and indicated by signature below:

Homeowner Signature: _____ Date: _____

ARCHITECTURAL REVIEW COMMITTEE RECOMMENDATION:

☐ APPROVED ☐ DENIED ☐ APPROVED WITH THE FOLLOWING STIPULATIONS:

ARC Member Signature: _____ Date: _____

BOARD DECISION (Homeowner must have Board written approval prior to proceeding with this request):

☐ APPROVED ☐ DENIED ☐ APPROVED WITH THE FOLLOWING STIPULATIONS:

Board Member Signature: _____ Date: _____

MAIL ALTERATION REQUEST TO:

Villages of Spring Ridge, c/o Danella Realty & Mgmt., P.O. Box 1017, Blue Bell, PA 19422
(610) 834-6200, (610) 834-6204 Fax

4. COLORS AND STYLES - VILLAGES OF SPRING RIDGE -							
PROPERTY	AWNINGS	TRIM COLOR	STORM/SCREEN COLOR/DOOR	GUTTER HELMETS	EXTERIOR LIGHT FIXTURES	DECK STAIN	MISC
Hawthorne	Sunbrella #4630 "Cadet Gray" Scalloped Edge White Trim	Trim, Posts, Columns, Super Satin White, Cedar Trim at windows SW3023 Flagstone <u>Stucco:</u> Elasto Meric Dryvit (Manning) Custon Color- Hawthorne Silver Sherwin Williams	Glidden Specialty Manual Formula (see below) "Blue Beard" Take formula to Home Depot	Bronze	Designer's Fountain 8128001- 02-PM	CWF-UV Clear Wood Finish for Exterior Wood- color is Cedar	Lights may be purchase at Progress Elec. (610) 375- 4321
Hawthorne North	Sunbrella #4630 "Cadet Gray" Scalloped Edge White Trim	Same	Glidden Specialty Manual Formula (see below) "Blue Beard" Take formula to Home Depot	Bronze	Designer's Fountain 8128001- 02-PM	CWF-UV Clear Wood Finish for Exterior Wood- color is Cedar	Lights may be purchase at Progress Elec. (610) 375- 4321
Hickory	Dickson #681 "Dune" Scalloped Edge White Trim	Bright White – Super Bright Paint- Sherwin Williams	Shire Green – SW2226 Sherwin Williams	Light Grey		CWF-UV Clear Wood Finish for Exterior Wood- color is Cedar	Siding: Mitten Double 4 ½ Shiplap "Ivory"
Laurel	Sunbrella #4630 "Cadet Gray" Scalloped Edge White Trim	Bright White – Super Bright Paint- Sherwin Williams Privacy Fence-Doric White #1151- Sherwin-Williams	Glidden – Specialty Formula Terrytown Green <u>Terrytown Green Formula</u> BAC Colorant OZ 32 64 128 W1-White - 4 - 1 L1-Blue - 51 1 - R2-Maroon - 4 - - Y3-Deep Gold - 16 - - Quart Ultra Deep A89T00054 640333969			CWF-UV Clear Wood Finish for Exterior Wood- color is Cedar	Certainteed Triple 3 "Delta Clay" No longer Available
Sycamore	Sunbrella #4630 "Cadet Gray" Scalloped Edge White Trim	Duron "Woodcut" Garage Doors & Bilco Cellar Doors: May be painted with DuronWoodcut paint	Larson Forever Storm door Color-Sandstone Front Door Colors Country Seat SW2233 (green) Reddish Dust SW2281 (rose) Medieval Mauve SW2145 (mauve) Sherwin Williams	Bronze		CWF-UV Clear Wood Finish for Exterior Wood- color is Cedar	Certainteed Carolina Beaded Silver Ash"

4. COLORS AND STYLES - VILLAGES OF SPRING RIDGE -							
PROPERTY	AWNINGS	TRIM COLOR	STORM/SCREEN COLOR/DOOR	GUTTER HELMETS	EXTERIOR LIGHT FIXTURES	DECK STAIN	MISC
Hawthorne	Sunbrella #4630 "Cadet Gray" Scalloped Edge White Trim	Trim, Posts, Columns, Super Satin White, Cedar Trim at windows SW3023 Flagstone <u>Stucco:</u> Elasto Meric Dryvit (Manning) Custon Color- Hawthorne Silver Sherwin Williams	Glidden Specialty Manual Formula (see below) "Blue Beard" Take formula to Home Depot	Bronze	Designer's Fountain 8128001- 02-PM	CWF-UV Clear Wood Finish for Exterior Wood- color is Cedar	Lights may be purchase at Progress Elec. (610) 375- 4321
Hawthorne North	Sunbrella #4630 "Cadet Gray" Scalloped Edge White Trim	Same	Glidden Specialty Manual Formula (see below) "Blue Beard" Take formula to Home Depot	Bronze	Designer's Fountain 8128001- 02-PM	CWF-UV Clear Wood Finish for Exterior Wood- color is Cedar	Lights may be purchase at Progress Elec. (610) 375- 4321
Hickory	Dickson #681 "Dune" Scalloped Edge White Trim	Bright White – Super Bright Paint- Sherwin Williams	Shire Green – SW2226 Sherwin Williams	Light Grey		CWF-UV Clear Wood Finish for Exterior Wood- color is Cedar	Siding: Mitten Double 4 ½ Shiplap "Ivory"
Laurel	Sunbrella #4630 "Cadet Gray" Scalloped Edge White Trim	Bright White – Super Bright Paint- Sherwin Williams Privacy Fence-Doric White #1151- Sherwin-Williams	Glidden – Specialty Formula Terrytown Green <u>Terrytown Green Formula</u> BAC Colorant OZ 32 64 128 W1-White - 4 - 1 L1-Blue - 51 1 - R2-Maroon - 4 - - Y3-Deep Gold - 16 - - Quart Ultra Deep A89T00054 640333969			CWF-UV Clear Wood Finish for Exterior Wood- color is Cedar	Certainteed Triple 3 "Delta Clay" No longer Available
Sycamore	Sunbrella #4630 "Cadet Gray" Scalloped Edge White Trim	Duron "Woodcut" Garage Doors & Bilco Cellar Doors: May be painted with DuronWoodcut paint	Larson Forever Storm door Color-Sandstone Front Door Colors Country Seat SW2233 (green) Reddish Dust SW2281 (rose) Medieval Mauve SW2145 (mauve) Sherwin Williams	Bronze		CWF-UV Clear Wood Finish for Exterior Wood- color is Cedar	Certainteed Carolina Beaded Silver Ash"

All Multi Units	<p>Awnings are 100% Acrylic Fabric</p> <p>Galvanize pipe installation</p> <p>Retractable awning is permitted so long as it does not interfere with downspouts.</p> <p>A.W. Brown 610-372-2908</p> <p>Todd Lengle 610-777-0731</p>	<p>Sherwin Williams</p> <p>Penn Ave, W. Rdg.</p>	<p><u>Blue Beard Formula</u></p> <p>BLK 45</p> <p>YOX 24</p> <p>TBL 1P28</p> <p>WHT 4</p> <p>Paint should be semi-gloss</p> <p>ICI store (old Glidden Store)</p> <p>1901 Centre Ave Reading across from the baseball stadium</p> <p><u>Storm Doors</u></p> <p>Full View w/max 6" brass kick plate</p> <p>No center bar support (except for screen door), High-impact solid wood core, Special magnetic weather-stripping, Keyed outside lock, 5 lifetime hinges, Door sand, 2 coats of paint applied</p>	<p>Mid-Penn</p> <p>Gutter</p> <p>Helmet</p>		<p>Clear Sealant may be used over stain</p>	
Estates & Linden		<p>All trim and exterior colors and materials shall match existing colors used.</p>					<p>Fences: White vinyl 3 rail or picket, privacy as approved</p>

THANK YOU FOR USING THE VSR RECREATION CENTER!

Before you leave, please review this checklist to make sure everything is in order:

1. Please make sure the kitchen has been cleaned up. This includes the stove, sink, microwave, coffeemaker, countertops, spills in refrigerator, and floor.
2. Please make sure all food and beverages you may have brought in are removed from the refrigerator and cabinets.
3. Please empty all refuse containers, including those in restrooms, and take all refuse with you when you leave.
4. Please pick up refuse outside on grounds, especially cigarette butts by doorways.
5. Please run the upright vacuum around on the rugs.
6. Please fold all chairs and put them in the front closet.
7. Long tables need not be folded. Card tables should be folded and placed in the closet at the back of the room nearest the kitchen.
8. Please reset the thermostat. In summer, set it at 80 degrees, and in winter, set it at 65 degrees.

DO NOT TURN OFF THE SYSTEM COMPLETELY! THIS COULD LEAD TO SEVERE DAMAGE TO THE BUILDING FROM FREEZING WATER PIPES IN THE WINTER AND OVERHEATING OF THE BUILDING IN SUMMER.

9. If your key allowed access to the office, please make sure office door is closed and locked and lights are off. Close and lock side and sliding doors in main room, also.
10. Please turn off rear hall and main room lights. Restroom lights are on timers and shut themselves off. Outdoor lights and flag are on a time switch and cannot be turned on or off.
11. Lock both locks on main front door and return keys to pickup location.

Thanks again for helping complete your rental.

**Please report any problems to Regina McField
at Danella Realty & Management - 1-866-DANELLA - M-F 9am-4pm**

PLEASE COME AGAIN!

The Villages of Spring Ridge Homeowners Association

LEASE AGREEMENT FOR RECREATION CENTER RENTAL

The LEASE AGREEMENT dated _____, 20____, is between the VILLAGES OF SPRING RIDGE HOMEOWNERS' ASSOCIATION (LESSOR) and _____, (LESSEE). The scheduled date for the Recreation Center Rental is _____ (day/date) between the hours of _____ and _____ at 1 Village Drive.

1. LESSEE shall pay the rental fee (\$50.00) as determined by the LESSOR at the time of the signing of this contract.
2. LESSEE represents hereby that they have fully inspected the premises and there are no dangerous conditions thereon.
3. LESSEE shall be solely responsible for the conduct, supervision and safety of LESSEE'S guests and invitees and any other persons entering upon or using the leased premises during the rental period identified in this lease.
4. The LESSEE shall indemnify, defend and hold harmless the LESSOR from any and all claims, costs, expenses, or losses incurred by the LESSEE as a result of damage to property or personal injury or death arising from or in connection with this Agreement of his/her use of the Premises and agrees to indemnify the LESSOR against any claims, costs and expenses (including reasonable attorney's fees), arising from any loss, damage, or injury (including death) occurring in connection with this Agreement and the use of the Premises to the extent that costs or expenses incurred as a result of such claims are not recovered by the LESSOR.

Without limiting the generality of the foregoing, the LESSEE acknowledges that she/he is responsible for any thefts or damage to the Premises caused by the LESSEE'S guests, caterers, suppliers or any other persons present on the Premises during the use period. Any un-reimbursed costs or expenses incurred by the LESSOR in connection with this Agreement shall constitute an assessment against the LESSEE'S home, payable in accordance with the Bylaws and Declarations of the LESSOR.

5. A deposit of \$ 100.00 shall be paid to the LESSOR as security for damage to the property. If the Recreation Center is not cleaned and doors not securely locked at 12 MIDNIGHT or time stated above, your deposit of \$100.00 will be forfeited. However, your Security Deposit of \$100.00 will be returned promptly within 15 days after inspection of premises by the LESSOR provided no damages have been done. If the cost of the damages is less than the deposit then the balance of the deposit will be returned to the LESSEE. If the cost of returning the room to its original conditions exceeds the damage deposit then the LESSEE will reimburse the LESSOR immediately upon being billed. Unpaid damages shall constitute an assessment against the LESEE'S home, payable in accordance with the Bylaws and Declarations of the LESSOR.

The Villages of Spring Ridge Homeowners Association

6. CANCELLATIONS – if LESSEE must cancel reservations for Recreation Center Rental, they must provide at least three (3) days written notice of that cancellation, otherwise, LESSEE will forfeit their Rental Fee.
7. LESSEE hereby agrees that they have read the Rules and Regulations concerning the rental of the Recreation Center and they agree to abide by each and every of the Rules and Regulations as stated.

(Please make checks payable to the Villages of Spring Ridge HOA).

LESSEE

DATE

ADDRESS

PHONE # HOME

PHONE # WORK

VILLAGE OF SPRING RIDGE HOA

DATE

The Villages of Spring Ridge Homeowners Association

RECREATION CENTER RULES AND REGULATIONS

1. A Lease Agreement must be signed prior to the use of the facility.
2. There is no smoking allowed in the Recreation Center.
3. The Fireplace is not in operation. Please do not attempt to operate it.
4. The hours of operation are from 9AM to 12 Midnight. (Earlier admittance can be arranged.)
5. No alcoholic beverages may be consumed on the premises, in the parking lot or anywhere adjacent to the Recreation Center.
6. Supervision:
All rentals must have adult supervision (over the age of 21).
At least one (1) adult must be in attendance for every 15 children under the age of 16.
7. Use of the Pool is NOT INCLUDED in the rental of the Recreation Center. No one attending the Recreation Center function may enter the pool area through any door of the Recreation Center. The LESSEE will be fined \$100.00 for each member of the group entering the pool area. In addition, if any member enters the pool area, the LESSEE will lose his/her security deposit as well as his/her family pool privileges.
8. Fees:
 - Rental fees cover a four (4) hour time period. Additional fees may be charged for a longer rental period.
 - There is a \$100.00 cleaning/damage deposit due at the time of the signing of the Lease Agreement. This deposit may be returned (see Lease Agreement).
 - There is a \$50 rental fee due at the time of the signing of the Lease.
 - Special fees will be negotiated for groups having regular functions at the Recreation Center.
9. Any excessive noise in the room during the time of the rental that is overly annoying to the neighbors will be subject to a \$50.00 fine.
10. The kitchen may not be used for the cooking or baking of any foods, but only for the warming and preparation of foods.
11. The number of guests should not exceed 50 persons.

The Villages of Spring Ridge Homeowners Association

12. No staples, tape or other items that may potentially harm the paint surface of the walls may be used to hang decorations.
13. All common expenses, special assessments, late fees, interest and all other charges assessed against any unit owed by the LESSEE shall have been paid in full at the time this Agreement is signed.
14. Admission may not be charged at any party given in the clubhouse. This room is to be used for social gatherings only and may not be used for money-making functions.
15. The Recreation Center may not be rented by a LESSEE for use by another person or group.
16. The LESSOR reserves the right to terminate the function at any time if, in the LESSOR's sole opinion, such function is in violation of these conditions or is causing a disturbance. In the event of such termination, the entire fee will be retained.
17. Clean-Up Requirements: (failure to do these tasks will result in the loss of your deposit)
 - All tables and counters must be wiped clean.
 - Floors and rugs must be vacuumed.
 - Do not leave any food or drink behind: Stove must be off and refrigerator must be empty.
 - Furniture should be moved back to its original location.
 - Decorations should be removed.
 - Trash must be bagged and placed in trashcans located in enclosure outside the Recreation Center.
 - Lights must be turned off.
 - Bathrooms must be cleaned-floors, toilets and sinks.
 - All exterior doors are to be locked.

Note: Vacuum, mop and bucket are in the closet, and cleaning supplies and trash bags are in the kitchen.

Villages of Spring Ridge Homeowners Association

IMPORTANT NOTICE

Date : December 1, 2006
To : Unit Owners of the Villages of Spring Ridge HOA
From : The Board of Directors
Re : Capital Improvement Fee Resolution

Enclosed you will find a copy of the newly adopted 'Capital Improvement Fee' resolution. This was adopted by unanimous Board of Directors vote at the September 28, 2006 Board meeting

A Capital Improvement Fee is a fee charged to new buyers of a unit in an Association at settlement. The fee is to be deposited into the capital reserves that pay for roads, sidewalk, drainage, etc. Past and current unit owners have been funding the reserves for several years and the new unit owners receive a benefit of the reserves. Now, new unit owners will contribute to the community's capital replacement fund. Many associations have this type of contribution at the settlement of the sale of each home. It is a good way to build the Association's reserves.

This fee does not affect current unit owners at the Villages of Spring Ridge until the unit is sold. As units are sold, the new owners will have to make a one time contribution equal to two (2) quarterly assessments to the Association's Capital Improvement Account, known as the 'Reserve Account'.

The Capital Funding Fee will be effective as of January, 1, 2007. Only those purchase and sale agreements signed on or following that date will require that the purchaser pay the fee at settlement.

Please review this resolution and keep it for your records.

Should you have any questions, please feel free to contact the Management Office at (610) 834-6200.

The Villages of Spring Ridge Homeowners Association
Common Area - Tent Agreement

Owner Name: _____ (the "Owner") Telephone#: _____

Address: _____

Date of Event: _____ Time Beginning: _____ Time Ending: _____

The Owner wishes to erect tent measuring approximately _____ feet by _____ feet, in the Common Area located at _____ for the purpose of _____.

The Villages of Spring Ridge Homeowners Association (the "Association") agree to permit erection of a tent for specific purposes under the following conditions:

1. No trucks or any motor vehicles will be used to move structures or materials across lawn areas. All materials must be moved by hand.
2. The tent may be set up no sooner than the day prior to the event and must be removed no later than forty-eight (48) hours following the event.
3. It is the responsibility of the Owner to remove and dispose of all trash and waste materials. Any failure to do so will result in the Association performing the task and charging the cost of the clean up, plus a fine, to Owner's account.
4. It is the responsibility of the Owner to see that the Common Ground used for this event is returned to its original condition. Any damage to the Common Ground will be the Owner's responsibility. If the Owner fails to repair any damage to the Common Ground, the Association will charge the owner the cost of restoration and a fine.
5. No music or other sound will be allowed at a volume that will disturb the peaceful enjoyment of the surrounding households.
6. The event (if located on Common Ground of the multi-units) must be concluded by 11:30 PM.
7. In no event, shall any person sleep in the tent.

Owner agrees to indemnify, save and hold the Association harmless from any, and all, liability resulting from the tent party on common ground, including and not limited to any liability for damage to the Common Ground of the Association resulting from said party and any and all liability to third persons for property damage, personal injury or other damage alleged to have been caused as a result of said party. Owner agrees to supply Association a Certificate of General Liability Insurance from the Owner's insurance carrier, naming the Association as additional insured for the duration of the set up, use and tear down of tent, table, chairs, etc. in the Common Ground

This Agreement is binding when signed by both parties.

SIGNATURES

Owner:

Owner's Signature

Date

Owner's Signature

Date

The Villages of Spring Ridge Homeowner's Association:

Authorized Representative's Signature

Date

The Villages of Spring Ridge Homeowners Association

LEASE RIDER ADDENDUM

UNIT ADDRESS: _____

LESSOR/UNIT OWNER: _____

LESSEE/TENANT: _____

DATE OF LEASE: _____

Notwithstanding anything to the contrary contained in the lease, LESSOR and LESSEE further agree as follows:

1. Association Documents LESSEE hereby agrees to be bound by all of the terms and conditions contained in the Declaration, By-Laws and Rules and Regulations ("Association Documents") of the Villages of Spring Ridge as shall apply to the demised premises, and, LESSEE shall comply with and abide by the terms and conditions of the Association Documents, except that LESSEE shall not be liable for payments for regular common expense assessments.
2. LESSEE hereby acknowledges receipt of the Association Rules and Regulations.
3. It is expressly understood that LESSOR shall not be released from any responsibility for payment of all charges and assessments levied by the Association and for compliance with all terms and conditions of the Association Documents including those related to or restricting the use of the Premises and Imposing penalties for violation of such restrictions. Provided that, if LESSEE fails to comply with the terms and conditions of the Association Documents, aforesaid, or if LESSEE, its employees, servants, guests, or licensees damage any portion of the COMMON ELEMENTS of the Condominium.
4. LESSEE shall not have the right to make any alterations or improvements to the exterior of the premises without the prior written consent of the LESSOR and the Association's Board.
5. The Tenant shall use the dwelling Unit solely as a private dwelling for the Tenant and members of the Tenant's household as identified in this lease ("authorized occupancy"), and shall not use or permit use of the dwelling Unit for other purpose.
6. Within ten (10) days after the Lease is executed, a copy shall be forwarded to the Danella Management Office with a **Ten Dollar (\$10.00)** check made out to the Villages of Spring Ridge to cover the cost of copying the rules and regulations and postage.

UNITOWNER/LANDLORD/LESSOR

DATE

TENANT/LESSEE

DATE

The Villages of Spring Ridge Homeowners Association

LEASE RIDER ADDENDUM

RESIDENTIAL LEASE:

1.) This Agreement made this _____ day of _____ 20____ between _____ Unit Owner/Landlord/Lessor, and _____ hereafter called Tenant/Lessee.

2.) Landlord agrees to rent the Tenant the property known as _____ upon the following terms and conditions:

a.) Term of lease _____ (minimum 1 year) subject to notice of termination.

b.) Beginning date of lease _____ day of _____ 20____.

c.) Ending date of lease _____ day of _____ 20____.

d.) Tenant and co-tenant **must** provide home, work, and cell phone numbers to the Landlord & Association/Management Company, so that the tenant can be easily reached in an emergency.

HOME

WORK

CELL

1. _____

2. _____

3. _____

g.) Property will be used only as a Residential Dwelling.

Lessor Signature

Date

Lessee Signature

Date

"PLEASE FORWARD A COPY OF THE LEASE TO THE MANAGEMENT OFFICE WITH A CHECK IN THE AMOUNT OF \$10 REMITTED TO THE VILLAGES OF SPRING RIDGE."

Sincerely,
The Board of Directors For
The Villages of Spring Ridge Association



P.O. BOX 1017, BLUE BELL, PA 19422
PHONE: 610-834-6200
FAX: 610-834-6204

Address: _____

Wyomissing, PA 19610

PLEASE RETURN THIS FORM TO:

**DANELLA REALTY & MANAGEMENT COMPANY, INC.
P.O. BOX 1017
BLUE BELL, PA 19422-1017**

I hereby acknowledge that I have received this Certificate of Resale as well as the Declaration, Amendments, By-Laws, Rules & Regulations and all other pertinent documents for _____ on the _____ day of _____ 200__.

Purchaser

Purchaser

Village of Spring Ridge Master Association-Hawthorne Hill

Homeowner Information

Dear Village of Spring Ridge Unit Owner:

IT IS IMPORTANT THAT WE HAVE AS MUCH CONTACT INFORMATION FOR YOU AS POSSIBLE, IN THE EVENT OF AN EMERGENCY. PLEASE COMPLETE THIS FORM AT SETTLEMENT AND FORWARD ALONG WITH THE SETTLEMENT CHECKS. THIS INFORMATION IS REQUIRED IN ORDER TO TRANSFER THE RECORDS.

THANK YOU, THE MANAGEMENT OFFICE

UNIT OWNER INFORMATION

Unit Owner Name(s) _____	
Unit Address _____	City, State, Zip _____
Home Telephone # _____	Work Telephone # _____
Home Telephone # _____	Work Telephone # _____
Email address _____	Email address _____
Mailing Address if different than Unit Address: _____	
Occupant(s) other than owner(s) but not tenant(s) _____	

Tenant Name _____	Home Telephone # _____	Work # _____
Tenant Name _____	Home Telephone # _____	Work # _____
Tenant Name _____	Home Telephone # _____	Work # _____
Tenant Name _____	Home Telephone # _____	Work # _____
Tenant Name _____	Home Telephone # _____	Work # _____

TOTAL NUMBER OF OCCUPANTS _____

In case of an emergency, contact name & telephone # _____
(The emergency contact should have a key to your unit.)

AUTOMOBILE INFORMATION (Automobiles that are parked within the community at the Unit)

Make _____	Model _____	Color _____	License # _____
Make _____	Model _____	Color _____	License # _____
Make _____	Model _____	Color _____	License # _____
Make _____	Model _____	Color _____	License # _____

PET INFORMATION (Do not include aquarium fish or caged birds)

Species _____	Color _____	Gender _____	Name _____
Species _____	Color _____	Gender _____	Name _____

Village of Spring Ridge-Hawthorne Hill
c/o of Danella Realty & Management Co.
P. O. Box 1017
Blue Bell, PA 19422
(610) 834 – 6200, (610) 834 – 6204 Fax

Village of Spring Ridge Master Association-Hawthorne Hill

ADDRESS: _____

QUARTERLY ASSOCIATION FEE: \$_____

EFFECTIVE JANUARY 1, 2007 QUARTERLY ASSOCIATION FEE.

IMPORTANT

TO SETTLEMENT CLERK:

1. REMINDER: DO NOT COMPLETE SETTLEMENT, PER THE SETTLEMENT LETTER INSTRUCTIONS UNTIL THIS OFFICE HAS BEEN CONTACTED FOR FINAL ADJUSTED FIGURES FOR ASSOCIATION FEES, WATER BILLS, LATEFEES AND FINES, ETC.
2. Please inform the Buyers that their annual association fee listed above is **due the first day of each month** and will be considered late if received after the 15th of that month.
3. Buyers must provide signatures on the 5407 Resale Disclosure. Please return these forms (Homeowner Information Sheet) to this office with the title company checks for outstanding obligations per item 2 (above) and the 5407 Resale Disclosure.
4. **Amounts due that are indicated on the disclosure should come to Danella Realty and Management in order to transfer the account to the new owner. All remaining Association fees due for the remainder of the year, should be sent the Lock Box address advised. (Copy of letter included with Resale Packet).**

Your cooperation is greatly appreciated.

Sincerely,

Rebecca Mason
Community Manager

Village of Spring Ridge Master Association-Hawthorne Hill

To : Settlement Officer

From : Regina McField – Assistant Community Manager

Re: Settlement Instructions – Village of Spring Ridge Master Association-Hawthorne Hill

Please contact our office from the settlement table to determine whether any items are outstanding.*

THE FOLLOWING ENCLOSED FORMS MUST BE COMPLETED AT THE SETTLEMENT TABLE AND RETURNED TO OUR OFFICE IMMEDIATELY AFTER CLOSING.

1. BUYER'S INFORMATION SHEET - One copy.
2. 5407 CERTIFICATE – One fully executed copy to be returned.
3. Title insurance Check From BUYER

Payable to: **VILLAGE OF SPRING RIDGE MASTER ASSOCIATION-Hawthorne Hill North**

THE DOLLAR AMOUNT WILL BE GIVEN WHEN YOU CALL THIS OFFICE FROM SETTLEMENT.*

4. SETTLEMENT SHEET / HUD – One copy.
5. **Amounts due that are listed on the Resale Disclosure should come to Danella Realty and Management in order to transfer the account to the new owner. All remaining Association fees due for the remainder of the year, should be sent the Lock Box address advised. (Copy of letter included with Resale Packet).**

***IF OUR OFFICE IS NOT CONTACTED FROM SETTLEMENT, THE TITLE COMPANY IS RESPONSIBLE FOR PAYMENT IF THERE ARE ANY DESCREPENCIES.**

The Villages of Spring Ridge Homeowners Association

TENANT DATA SHEET

Dear Owner/Investor:

Please supply the following information regarding your tenants currently living at Villages of Spring Ridge HOA. Please return to the Management Office along with the fully executed lease and addendums within 10 days after lease is signed.

UNIT ADDRESS:_____

A. TENANT'S NAMES- MR./MRS./MS.

#1_____AGE_____

#2_____AGE_____

#3_____AGE_____

#4_____AGE_____

HOME PHONE#_____

#1 WORK PHONE #_____

#2 WORK PHONE #_____

B. AUTOMOBILE INFORMATION

YEAR	MAKE/MODEL	COLOR	LICENSE #/STATE

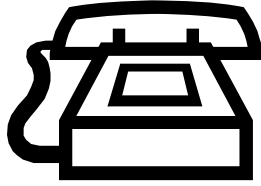
C. EMERGENCY CONTACT:_____

PHONE #_____

D. PETS (IF ANY)_____

DATE_____ SIGNATURE_____

Villages of Spring Ridge – Hawthorne Hill Residential Directory Information



Dear Homeowner:

We have prepared a Voluntary Community Directory that will be distributed to you and your neighbors twice per year. *The Community Directory will include all participant names. However, if you would like to share your telephone numbers and email addresses it will help us all keep in touch as a community. Having your telephone number is especially helpful in case of an emergency.*

We apologize for any errors or if we may have missed you. If you would like to be included in the directory, would like to make corrections or be removed from the directory, please fill out this form and send it back to the address listed below.

UNIT OWNER INFORMATION

Unit Owner Name(s) _____

Unit Address _____ City, State, Zip _____

Please enter the information below that you would like to share in the residential directory:

☐ Please mark this box if this is a correction to the information in the directory

Home Telephone # _____ FAX Telephone # _____

Home Telephone # _____ Work Telephone # _____

Email address _____ Email address _____

☐ Please check this box if you would like your name removed from the directory.

We appreciate your support in this project.

VSR – Directory
c/o of Danella Realty & Management Co.
P. O. Box 1017
Blue Bell, PA 19422
(610) 834 – 6200, (610) 834 – 6204 Fax

**VILLAGES OF SPRING RIDGE HOMEOWNERS ASSOCIATION
RESOLUTION ADOPTING A RULE AND REGULATION CONCERNING
A CAPITAL IMPROVEMENT FEE**

WHEREAS, Section 8 (c) of the Bylaws of the Villages of Spring Ridge provide Board of Directors and § 3302(a) (1) of the Pennsylvania Planned Community Act, (the Act") give the Board of Directors the powers to (1) Adopt and amend bylaws and rules and regulations.

WHEREAS, § 3302 of the Pennsylvania Planned Community Act (a).2 Powers of unit owners' Association (2) Adopt and amend budgets for revenues, expenditures and reserves and collect assessments for common expenses from unit owners.

WHEREAS, the Board of Directors has determined that assessment of a Capital Improvement Fee will be beneficial to the members of the Association by creating a fund to be used solely for the purpose of paying for capital improvements or replacement of existing common areas and common facilities; and

WHEREAS, the Association, acting through the Board of Directors, has a substantial interest in regulating the use of the Property in order to preserve the Owners' health, safety and welfare, preserving the appearance and value of the Property, and obtaining the compliance of the Owners of the Units with the Declaration, Bylaws and this Rule and Regulation;

NOW THEREFORE, BE IT THEREFORE RESOLVED THAT the Board of Directors of Villages of Spring Ridge Homeowners Association hereby adopts the following Rule and Regulation regarding assessment of a Capital Improvement Fee.

**RULE AND REGULATION REGARDING
ASSESSMENT OF A
CAPITAL IMPROVEMENT FEE**

1. On all Units that enter a purchase and sales agreement on, or following January 1, 2007, a Capital Improvement Fee in an amount equal to (2) quarterly assessments of the sold property shall be assessed and paid in any instance where title to a Unit within Villages of Spring Ridge Homeowners Association transferred and shall be paid to the Association's managing company by the purchaser, or person or entity taking title at the time of conveyance.

2. In no event shall the Capital Improvement Fee, exclusive of any interest, late fees or costs of collection which may become due, exceed an amount equal to the annual Common Expense Assessment payable to the Association for the Unit for the Association's most recently completed fiscal year.

3. No Capital Improvement Fee shall be charged or due upon a purely gratuitous transfer between spouses, parent and child, siblings, or grandparent and grandchild. A

gratuitous transfer is a transfer of the title to a Unit to one of the persons identified above for no consideration or benefit.

4. It is the obligation of the new Owner who is asserting that he, she, it or they have received title to a Unit through a gratuitous transfer of the title to provide the Board of Directors with copies of the deed, settlement sheet or HUD 1 form, transfer tax form and the affidavit of the new Owner, demonstrating that there has been a gratuitous transfer of the title to a Unit.

5. The Board of Directors shall have the powers to determine whether a gratuitous transfer has been made and whether a Capital Improvement Fee must be paid.

6. Capital Improvement Fees may only be held and used by the Association for new capital improvements or replacement of existing Common Elements, and in any manner and for any purposes contemplated by prevailing law.

7. The Capital Improvement Fee is not refundable

8. The Capital Improvement Fee shall be payable in addition to any Assessments which may be or become due to the Association from a Unit.

9. The Capital Improvement Fees shall be a lien upon the newly transferred Owner Unit, and the personal obligation of the new Owner, payable and enforceable in the same manner as a delinquent Assessment.

10. Notice of the Capital Improvement Fee due upon the transfer or sale of a Unit may be given by the Association in the resale certificate to be issued by the Association in accordance with Section 5407 of the Act.

The foregoing resolution is hereby adopted upon Motion, duly seconded, at a meeting of the Board of Directors of the Association on the 28th day of September, 2006.

The foregoing Rule and Regulation shall be inserted and incorporated into Villages of Spring Ridge Homeowners Association governing documents and published to all members of the Association by due notice.

Attest:

The Board of Directors
Villages of Spring Ridge Homeowners Association

Carol A. Delp
Secretary

Mark Shoener
President

9/28/06
Date

9/28/2006
Date

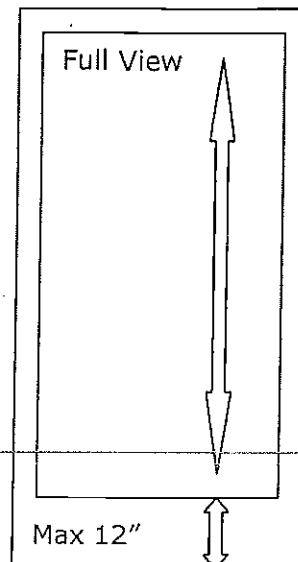
The Villages of Spring Ridge Homeowners Association

APPROVED STORM/SCREEN DOORS

Storm/Screen Doors for Front Entrance/Patio Doors are permitted provided that they meet the following specifications:

- ❖ Full view with a kick plate with a maximum height of 12".
- ❖ No center bar of support.
- ❖ High-impact solid wood core won't twist, rattle, warp or sag.
- ❖ Special magnetic weather-stripping works like a refrigerator to seal out hot and cold air, wind, rain, dust and pests.
- ❖ Keyed outside lock for additional security.
- ❖ Five lifetime hinges to withstand heavy traffic.
- ❖ All heavy-duty hardware included.
- ❖ Door sanded, two coats of paint applied. (Glidden Paint in West Lawn (610) 678-9378.)
- ❖ Suggested door – ^{Anderson}~~Larson~~ Forever Door – or comparable.

Hawthorne Hill, Hawthorne Hill North – Bluebeard Special
Laurel – Tarrytown Green
Sycamore – Sandstone
Hickory Hill – Shire Green



The Villages of Spring Ridge Homeowners Association

Date: March 27, 2007

To: Villages of Spring Ridge HOA Residents – Laurel, Hawthorne,
Hawthorne North, Hickory & Sycamore Hill

From: Board of Directors

Re: 2007 Pool Season Information

The 2007 Pool Season will start on Monday, May 28th, 2007 for the Memorial Day Weekend, and will be open the weekend of June 2nd and June 3rd. Full time daily operations will start on Saturday, June 9th, 2007 through Labor Day, September 3rd, 2007. Extended weekend dates beyond Labor Day will be considered depending on weather.

A copy of the Pool Rules is attached. Please be reminded, once again, that there is NO LIFEGUARD on duty at the pool and that you and your guests are SWIMMING AT YOUR OWN RISK, at all times in the pool area. There will be pool attendants at the facility but they are not serving as lifeguards.

* * * * *

You will be using the same pool tags that were distributed last year. If you were previously issued tags and a key, there will be a charge of \$5.00 to replace lost tags, and \$25.00 to replace lost keys. If you made settlement after the pool season ended last Labor Day, and you did not receive the pool key from your Seller, please contact Regina McField at (610) 834-6200 or (866) DANELLA.

Have a great Summer and a safe Pool Season!

The Villages of Spring Ridge Homeowners Association

POOL REGULATIONS FOR THE 2007 SEASON

POOL HOURS: **8:00 AM TO 11:00 AM – ADULTS ONLY (18 & OLDER)**
 11:00 AM TO 8:00 PM - FAMILIES
 8:00 9M TO 10:00 PM – ADULTS ONLY (18 & OLDER)

I. ADMITTANCE PROCEDURES:

1. Admittance to the pool is allowed by owners of this community and no more than two visitors.
Please sign in when you arrive.
2. Children under the age of **16** must be accompanied by a parent or responsible guardian who must be inside the pool area with the child. Parents - please do not send young children to the pool alone. Violation of this rule will result in suspension of pool privileges.
3. It is the parent's responsibility to watch their own children in the baby pool.
4. THE POOL ATTENDANT HAS THE AUTHORITY TO REFUSE ADMITTANCE TO PERSONS FELT UNFIT TO SWIM FOR REASONS OF HEALTH, SAFETY, INTOXICATION, DRESS, OR UNRULY BEHAVIOR.

II. GUEST POLICIES:

1. No more than two (2) guests per household are permitted to enter the pool area at all times.
2. Guests must also be accompanied by the Resident host.

III. GENERAL RULES AND REGULATIONS:

1. Have babies wear cloth diapers with rubber pants or swim diapers. No disposable diapers are permitted as they will dissolve and clog the filter. Infants must use the smaller child pool. Only "potty trained" children are allowed in the big pool.
2. Wear proper swim attire (NO cutoff jeans, etc.)
3. OBEY THE INSTRUCTIONS OF THE POOL ATTENDANT AT ALL TIMES.
4. Do not extinguish cigarettes on the grass. Please dispose of them properly.
5. Clean up the pool area before leaving.
6. Vacate the pool during thunder and lightning storms.

IV. NOT PERMITTED IN THE POOL AREA:

1. Glass containers of any kind.
2. Running, diving, cannonballs, playing ball, or engaging in horseplay.
3. Rafts or other flotation devices in the pool (only at pool attendant's discretion).
4. Playing radios loud enough to disturb others.
5. Pets.
6. Leaving children unattended.
7. Gum chewing
8. Diving, jumping backwards, or doing flips off the edge of the pool.
9. Entering the pool with an open wound.
10. Climbing fences.
11. Alcoholic beverages.

FAILURE TO COMPLY WITH THESE POOL REGULATIONS MAY RESULT IN TEMPORARY OR PERMANENT LOSS OF POOL PRIVILEGES AND/OR FINES AGAINST THE HOME OWNER.

RETAIN THIS COPY FOR YOUR RECORDS

***I(WE) OWNER(S) OF UNIT # _____ UNDERSTAND
THE POOL REGULATIONS AND HOURS SET FORTH ABOVE AND THAT THERE IS NO LIFEGUARD ON DUTY
AT THE POOL. I (WE) UNDERSTAND THAT WE ARE SWIMMING AT OUR OWN RISK AT ALL TIMES IN THE
POOL AREA. I (WE) AGREE TO ABIDE BY THE POOL RULES.***

SIGNATURE

DATE

SIGNATURE

DATE

The Villages of Spring Ridge Homeowners Association

POOL MEMBERSHIP APPLICATION

2007 SEASON

Unit Owner: _____

Address: _____

I (We) hereby apply for pool membership for the 2007 season. I, along with all family members and guests, agree to be bound by all rules and regulations as set forth by Management or as verbally announced by the pool attendants.

PLEASE PRINT

<u>RESIDENTS</u>	<u>AGE</u>	<u>RELATIONSHIP</u>
------------------	------------	---------------------

1. _____	_____	_____
----------	-------	-------

2. _____	_____	_____
----------	-------	-------

3. _____	_____	_____
----------	-------	-------

4. _____	_____	_____
----------	-------	-------

5. _____	_____	_____
----------	-------	-------

6. _____	_____	_____
----------	-------	-------

HOME PHONE # _____

WORK PHONE # _____

CELL PHONE # _____

EMERGENCY CONTACT: _____ PHONE # _____

*I (We), owner of the unit listed above understand the attached pool rules and regulations and understand that there is **NO LIFEGUARD ON DUTY** at the pool. I (We) understand that we are swimming at our **OWN RISK** at all times in the pool area. I (We) agree to abide by the pool rules.*

SIGNATURE

DATE

SIGNATURE

DATE

***Preauthorized Electronic
Assessment Payment
Services***

What:

Danella Realty & Mgmt Co. through Community Association Banc offers association homeowners an opportunity to pay their regular association assessments using automated electronic payments. Preauthorized electronic payments mean that homeowners can pay their assessments automatically without writing checks, thus eliminating the potential for late payments. In addition, the association is assured prompt, predictable payments to help better manage funds. This program is available to all homeowners regardless of where they bank.

How:

The preauthorized electronic assessment payment service uses the Federal Reserve System's Automated Clearing House (ACH) to facilitate electronic transfers from homeowner checking/savings accounts directly into the association's bank account. Funds are transferred between the 5th and 10th day of the month of the quarterly payments due date and appear on the homeowner's bank statement each quarter. Information regarding payments is reported to the association's management

or bookkeeping company on the same day funds are deposited to the association's account.

If you have questions or need further information, please call our Homeowners Association experts at: 610-834-6200
ctassoni@danellarealty.com

***Preauthorized
Electronic
Assessment
Payment
Service
Agreement and
Disclosure
Statement***

***for Electronic Payment of
HOA Assessments***

To Enroll:

Read, complete and sign the attached Preauthorized Electronic Assessment Payment Services Authorization card. Attach a voided check to the authorization card and mail both to:

***Villages of Spring Ridge
c/o Danella Realty & Mgmt.Co.
PO Box 1017,
Blue Bell, PA 19422***

***Preauthorized Electronic
Assessment Payment Services
Authorization Card
(please print)***

ASSOCIATION NAME

UNIT ID

NAME(S) LAST FIRST MI

NAME(S) LAST FIRST MI

ADDRESS

CITY STATE ZIP

DAYTIME PHONE NUMBER

SOCIAL SECURITY #

I (we) hereby authorize **Danella Realty**, hereinafter referred to as MANAGER, as agent for the association named above to initiate debit entries to my (our) checking/savings account at the depository named below, hereinafter referred to as DEPOSITORY, to debit the same to such account.

DEPOSITORY NAME

This authority is granted in accordance with the terms and conditions of the MANAGERS Preauthorized Electronic Assessment Payment Service Agreement & Disclosure Statement receipt of which I hereby acknowledge. This authority is to remain in full force and effect until MANAGER has received written notification from me (or either of us) of its termination in such manner as to afford MANAGER a reasonable opportunity to act on it.

SIGNATURE (REQUIRED) DATE

SIGNATURE (REQUIRED) DATE

**ATTACH A VOIDED CHECK WITH
THIS AGREEMENT AND MAIL
BOTH TO:**

***Villages of Spring Ridge
c/o Danella Realty & Mgmt Co.
PO Box 1017, Blue Bell, PA 19422***

Authorization must be received by the 15th day of the month prior next quarter for processing to start the following quarter.

***Preauthorized Electronic
Assessment Payment
Service Agreement &
Disclosure***

Preauthorized charges to your account will be processed, when due, for the amount of your regular assessment payment. Payments so collected will be deposited to the checking/savings account of your ASSOCIATION, maintained with Community Association Banc.

There may be changes to the assessment amounts and/or due dates in accordance with the ASSOCIATION'S governing documents and applicable statutes including notification requirements of the ACH (Automated Clearing House) rules.

We reserve the right to make changes in the agreement at any time. We may cancel Preauthorized Electronic Assessment Payments at any time without cause and you can terminate this agreement at any time by giving sufficient written notice or by closing the designated accounts.