

Hickory Run

Land and Homeowners Association, Inc.

January 2011

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I hope everyone's holidays were wonderful and you are enjoying all the snow Mother Nature has provided us. We want to thank Gabi Cipollone for her years of service to the board and as a member of the Building and Zoning Committee. Gabi decided not to seek reelection at the annual meeting. Also, welcome to new board member, Ralph Moore. Ralph has already been involved with our community as a helpful volunteer on the Community Crime Watch Committee.

In late November, a "belly" was discovered in the main clubhouse ceiling. A contractor was called in and removed a portion of the ceiling. He reported that due to moisture and water damage, a problem exists with the structure, and evidence of mold was detected. He also said that we have a roof-venting problem that may have existed since the day it was built. I called a special Board meeting in early December (which replaced our regular monthly board meeting) and arranged to have three contractors come in to assess the problem and present their findings and possible solutions to the board. Unfortunately, the extent of the problem could not be fully determined without further tests and inspections. We are currently researching various companies that can test and give us an independent, unbiased opinion on what the problem is and how best to remediate it. Once the extent and nature of the problem is determined, an appropriate plan of action will be taken and a thoroughly researched contractor will be chosen. This process may take several months, and the clubhouse will not be in use. If you have any questions, please feel free to contact us at 570 722-2400 or via e-mail at hicrun@ptd.net.

 Charlie Sollin

CLUBHOUSE/GROUNDS – Late summer, Joe Davis power washed and stained the upper deck of the clubhouse. The lower deck had been done before the annual meeting by Mike Michvech and Bob Ritchie. Our caretaker, Jack O'Leary, advised that he had seen several dead fish in the lake. We are not totally sure why this happened but in view of all the dead fish and birds being found in several states, we have to assume it is not so unusual. Due to the very hot summer we had, there seemed to be more lily pods than we have had in the past. This, at times, hampered the children to fish from the shore. We hope we don't encounter the problem this coming summer. Our clubhouse was used in November to fill shoe boxes with gifts for Operation Christmas Child that was sponsored by residents Bruce and Janet Farra's church group. Several board members donated small gifts to the project as well.

ROADS – Maintenance has been completed on our roads for 2010, costing \$37,848. In that amount is the \$1,000 charge to put in a French drain along the back of the clubhouse to help eliminate puddling and assist in discharging the water from the roof runoff. Our community signs have not been put in as yet and it is hoped that this can be done next year. Now that we are into the winter season and unlike the main roads, please remember that snow plowing in our community takes place only after a 4" snowfall.



PP&L has put in the light pole and transformer at the corner of Redwood and Stony Mountain Rd, across from the mailboxes, costing \$850. This is a big help in illuminating the area for the school children (it's a bus stop) and for the residents getting their mail. Speaking of mail, our mailbox area and mailboxes have been hit by a vehicle twice in the past few months. Thank goodness the structure is still standing! At this writing, we are still waiting for the post office to replace/repair the existing boxes and provide us with an additional bank of mailboxes along with some larger boxes. We have been made aware that we do not have enough boxes for our permanent residents, and some of our people have been going to Jim Thorpe to pick up their mail. With the gas prices escalating, this is not a good option. The bike rack, donated by Ralph Moore, is also in place for the school children to leave their bikes while they are in school.

We continue to find garbage on our roads, and the board wants to thank those residents that have taken the time to pick the garbage up and take it to the dump. There were also tires found at the mailboxes and four five-gallon cans of motor oil were left in front of a resident's home. Abandoned trash seemed particularly heavy after the week between Christmas and New Year's. Every homeowner is required to buy a dump card, so we have to think that those people leaving the mess do not own a home here and are either passing through or visiting. Or, perhaps, too lazy to take the garbage to the dump or home with them??? This is a violation of our Rules and Regulations and, if proven, the perpetrator can be fined. We are very appreciative to Camp Adams, a minimum-security county prison, for their volunteers who picked up almost 50 bags of garbage on Stony Mountain Rd. We donated our old TV to them.

The Turnpike Commission has said that start up for Phase 2 of the slip ramp project will begin this year with projected completion by 2013/14. The approaches/ramps will be done in this phase with a traffic light on the ramp that will be

activated by EZ Pass as well as the replacement of the bridge on Rt. 903. The Commission advised that Rt. 903 would not be shut down during this construction. The total cost for this project is \$25 million.

BUILDING AND ZONING – Like the rest of the nation, we are still in a building slump. Only two homes have been built since the annual meeting and one home will be built in the very near future. The board and Building & Zoning Chairman, Joe Davis, remind those members that are planning to build in our community and BEFORE a permit is issued that you MUST meet with the Building Committee to review all building plans to get approval. Before you sign with a contractor, it is suggested that you check out the Attorney General's web site



(www.attorneygeneral.gov) to make sure your contractor is listed. This is a listing of all registered contractors in PA that do at least \$5,000 worth of home improvements a year. We have heard of a builder in the area who has been arrested for theft of deposit

of a modular home for which the order was never placed. These are tough economic times that give rise to unscrupulous deeds. The board also strongly recommends that you put in your building contract that any Hickory Run Forest building violation fines be the sole responsibility of the builder/subcontractors and not you. This is a deterrent for costly violation problems during construction.

PUBLIC RELATIONS – Joni Hornidge and the board thank the over 50 members and their families that attended the annual meeting and BBQ in July. A special thank you to the board and their spouses, along with Janet Adams, Lee Stuart, and Susie Moore, who all brought food for the BBQ. Everything was fabulous, as always. A thank you must also be given to our two new "grill masters": Dave Slater and Bill Pironti. It was a tremendous help to have the grilling done for us. Ed Patterson was chosen as the Volunteer of the Year and Jack Sharp won the 50/50. Congratulations! This year's annual meeting will be Sunday, July 10, 2011. We hope you will attend.

The cost of this newsletter to be created and sent to almost 500 members averages \$700 an issue, excluding the hours to accomplish. To lower this cost, we continue to ask you to please send us your **e-mail address** so that in the future, we can send the newsletter to you electronically. We currently have fewer than 50 addresses . . . please help!

COMMUNITY CRIME WATCH – There have been a few incidents of theft in the past several months in our community. One resident had a 14' boat, oars, life jackets and recliners stolen. Another resident lost gutters and downspouts and yet another lost various electronics and, more frightening, a gun. The board is looking into the feasibility of putting surveillance cameras in various locations but the research is in its beginning stage. There were a rash of robberies in another nearby community and the perpetrators were apprehended.

We often read in the newspapers about scrap metal being stolen as are items left out on the curb for recycling being stolen for resale purposes. Unfortunately, it is another sign of the times. Thank you to our Crime Watch volunteers for their vigilance in helping to keep our community safe. If you want to get involved in this committee, please notify Donna Tweed at dtweed@aol.com or attend a quarterly meeting at the clubhouse at 9 a.m. on March 5, June 4, September 10 or December 3.

FINANCE COMMITTEE – The newly formed Finance Committee, consisting of Don Rickert, Neil Goldman, Bob Ritchie, and Rick Tweed met several times last year to review the association's finances. Three years' worth of financials were given to an independent outside company, and they have found them to be in complete balance. The board is discussing how often this procedure should be done in the future.

REMINDERS

Notify the board of any change of address so our database can be kept current;

Before starting construction of any kind, plans must be approved by the Building and Zoning Committee;

Send us your e-mail address for future e-mailing of the newsletter;

Observe the 20 M.P.H. speed limit for all vehicles within the community;

All Hickory Run Forest vehicles, including ATVs, must display our tags – notify board if you need a tag;

From January through April, trucks weighing more than 20,000 pounds cannot travel on our roads;

Our snow removal contractor will not plow any roads that have vehicles parked on them;

Discharging of firearms within the community is against the law.

BEST WISHES

FOR A

HAPPY, HEALTHY 2011!