

Springfield Commons Newsletter

November, 2014

<http://springfieldcommons.net>



Welcome to the first edition of the Springfield Commons Newsletter! This newsletter is a semi-regular production from the Homeowner's Association Board to hopefully provide timely and useful information to everyone in the neighborhood. If you have any contributions or feedback, please email any member of the Board or Bob Conn at bobconn@gmail.com.

Alerts and Notices:

Bear sighted! – We live next to the terrific Pennsylvania forests and mountains and we have regular wildlife neighbors and visitors including a recent bear. Bear will search for food when their natural food becomes scarce (early Spring and late Fall). Remove bird feeders and try not to put out trash until morning. Be observant when out at night.

Trash Containers – speaking of bears liking trash, all trash must be in a metal or plastic, covered container for pickup day and containers must be kept in your garage all other days.

Pole Lights – yard pole lights (not street lights) are the responsibility of the homeowner and must be functional. These make the neighborhood look nice, help to keep our sidewalks and streets safe when the street lights are not on and are required to be operational per the HOA Rules & Regulations. A separate notification about this was sent as many lights were completely out.

Wintry Conditions – Lawnscape is the company that provides landscaping and snow-removal service. They look at several conditions to determine when to plow and de-ice if there's sufficient snow. Residents are asked to move or remove cars from driveways when they're clearing. Only sidewalks up to the porch are shoveled. Residents are encouraged to have snow shovels and some de-icer as necessary.

Snow Emergencies – Please sign up to the Harris Township Email Newsletter and / or Facebook page to also receive notifications about Snow Emergencies when cars must be removed from the street or be ticketed or towed. See page 3.

Adopt a Hydrant! – Contact the Boalsburg Fire Company (info@boalsburgfire.com) if you'd like to adopt a hydrant in our neighborhood. Adoptive parent(s) keep their fire hydrant free from snow and ice for easy access during an emergency.

Save the Date – Boalsburg Hometown Christmas will be held December 5th and 6th. The tree lighting will be held December 6th at 5:00 PM on the Diamond.

Meetings and Partys

- Annual Meeting and Holiday Party December 11 at 6:00 p.m. in the Community Center. Everyone's welcome!
- Board Q4 Meeting January 13 at 6:30 p.m. in the Community Center

Volunteers Needed

We have many community committees and groups.

Garden Committee – contact Christine Coleman. Lots of planning to do for Spring!

Social Committee – The chair position is currently available! We need a few Volunteers for the December Holiday Party! Contact BJ Hale if interested in helping or leading this fun committee!

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Community Center Events – An idea was presented to host neighborhood gatherings in the Community Center – bridge, book club, ping pong, TV night, wine and or beer tasting, game night, kiddo night, etc. Would anyone be interested in joining or leading a group? Please let us know!

Updates from the Developer, Tom Songer II

Ownership Change to Fee Simple – I want to thank all of the owners within Springfield Commons for signing the documents that will enable the future ownership of all homes to be a Fee Simple form of ownership rather than a Condominium form of ownership. We had 100% of all owners sign the necessary documents. A Fee Simple form of ownership will make all existing homes and lots more marketable in that banks favor to loan on Fee Simple properties. At the present time we are working with Harris Township officials to approve the plans, etc. The township staff has raised an issue with respect to lot coverage and we are hoping to have this issue resolved in the near future.

Construction – At the current time we are building a single floor spec home on lot 39. I have retained Pinehurst homes to build this home. It features three (3) bedrooms, office/den, large kitchen/dining area, family room, front and rear porch, outdoor patio, and a 2 car garage. There are no steps from the garage into the home and all of the interior doors are 3ft. wide. This home is Energy Star certified and is expected to be ready for occupancy in late March of 2015. There is still time for someone to make selections. An illustration of this home can be found on our website <http://springfieldcommons.net>. If you know of anyone who is interested in a new home in Springfield Commons have them call me at 814-231-2800 #1 or the realtor of their choice.

Landscaping

Thanks to the terrific members of the 2014 Garden committee for their fantastic work on the flowers, pots, watering (and the elves), design of the Community Center circle, organizing a neighborhood clean-up day and much more! Members are Christine Coleman (chair), Lisa Edwards, Cathy Schwab, Mary Knight, Connie Van Ogtrop & Jill Brubaker with several other volunteers helping.

Other landscaping was done in the community including throwing in the towel to the neighborhood deer as all “deer-resistant” plants proved they were not. The circle was planted with sod to be green quickly and to avoid the future expense of plants and mulch. Several common-area trees were replaced and Brisbin Way was cleared of overgrowth.

Any issues, problems or suggestions with Lawnscape when it comes to mowing or snow removal should be emailed to our point of contact Bob Conn where they will be sent to Lawnscape and addressed.

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Frequently Asked Questions and Tidbits of Information

Springfield Commons has a Web site and a Facebook Page. Please find the Rules & Regulations and other important documents in the Documents section of the Web site.

- <http://springfieldcommons.net>
- <https://www.facebook.com/pages/Springfield-Commons/1443246415962110>

Sign up for the Harris Township Newsletter and Visit their site and Facebook page:

- Send your e-mail address to harris@harristownship.org and ask to be added to their e-Newsletter list
- <http://www.harristownship.org>
- <https://www.facebook.com/harristownship>

Community and Fitness Center Use and Guidelines:

The Community Center building is ours to use but it's ours to use responsibly. A sign-up calendar is on the wall in the upper level. If you sign up but later don't need to use it, please remove your name. Please keep the community center and fitness center clean as any necessary cleaning and damage repair charges with possible fines will be billed to the resident who causes any issues. Cleaning equipment and supplies are in the hallway closet.

Springfield Commons HOA Board Members:

Christine Coleman, Secretary, cpcoleman83@gmail.com

Bob Conn, Vice President, bobconn@gmail.com

Lisa Edwards, gaelae@aol.com

BJ Hale, Treasurer, bj-hale@hotmail.com

Piet Van Ogtrop, pvanogtrop5@gmail.com

Tom Songer, Developer, tfsonger@torrongroup.com

Kevin Zarnick, President, kzarnick@comcast.net

Continental Real Estate Management:

- <http://www.continentalrealestate.net/>
- 814-238-1598
- mgmt@continentalrealestate.net

Centre County Non-Emergency Police (911) Calls - call to report non-emergency items

- 800-479-0050