

Patriots Ridge

**Condominium
Association**

Spring 2021

Landscaping

Blossom by blossom – the Spring begins. As you may have noticed, Brill is here and working diligently to do our spring cleanup throughout our community.

Our Condo Association is responsible for the edging and mulching of the community.

Please remember that decorative items or potted plants should not be placed in the mulch beds or lawns.

Please do not walk, allow children to play or let dogs do their business in the mulch beds and in the freshly soiled and seeded areas.

If you have a potted plant, we recommend placing it on your front porch.

Our Re-Landscape project will continue this year with two buildings on Rinker Circle and both buildings on Simpson. Homes on Captain

Molly and Rebecca Fell that did not get the rear landscape project completed will be completed this year as well.

Throughout the community, we removed the downed trees and large branches.

Rebecca Fell buildings that received new plants in fall of 2020 will be inspected late Spring and additional plants will be added, if needed. Please remember not to plant any personal items until this project is completed, and as always, once personal items are planted, they become property of the association for maintenance and could be removed if noncompliant with the overall character of the community.

Window Sashes

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Do you have a broken window sash but do not want to replace the entire window?

Call Hewitt Construction at 267-650-9512.

Upper and lower #3150 sashes are available for \$50.00 each and fits 36.5 and 59.5 frames.



Facebook

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Please remember that the Patriots Ridge Facebook is not owned, maintained, or moderated by the Board. A resident, current or former, unknown to us, created it. The page comingles the HOA (not us) and COA (us). We do not monitor or participate on this page at all. If you have a complaint or need to report a problem with common property, please contact CPM.

Parking

Parking continues to be a premium here at Patriots Ridge.

Homeowners are permitted to park two vehicles near their home or building.

No inoperable, unregistered and or/ uninspected vehicle is permitted to parked within our community.

No large commercial vehicle types shall be parked or stored within the community.

Vehicle covers for any type of vehicle including motorcycles are not permitted.

Guests must either park on Patriots Ridge Drive or the overflow parking areas indicated on the maps on our website.

See our rules and regulations for more details.

Patriots Ridge Website

Our website address is

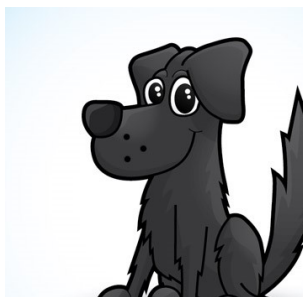
www.patriotsridgecondo.org

From this site – a feature of our management company, you can access many great resources.

There is a single username and password to gain access (please email our property manager for this information)

On the website you can:

- Pay your bill online
- Reference the COA Rules & Regulations
- Review overflow parking maps
- Get important trash information for bulk items



Reminders for Dog Owners



While walking your dog, please remember the following:

- Keep dogs out of the mulched areas, fresh soil, or straw
- Pick up all waste immediately
- Dogs must be always leashed and with their owner
- Dog leads are not permitted
- Dog waste containers must be small decorative cans with a lid
- See our rules and regulations for more details

Info for Renters



All renters should address any concerns with their landlords. CPM is only permitted to work with the Owners of the units.



Spring Clean-Up

Now is the time for all of us to take a good look at the exteriors of our homes and see what repairs or improvements are needed.

We ask you to look at your windows, screens, front doors, storm doors, sliding glass door and sliding screen, exterior light fixtures, dryer vents and louvers

The community gets inspected on a regular basis by a third-party inspector and provides our property manager with a list. Our property manager also drives through weekly and does a Spring and Fall inspection every year.

Check on the items you are responsible for and submit any required forms for Board approval.

They will also check on items placed in mulch beds that should not be, expired inspection stickers, items attached to the rear of homes not permitted and much more based on our community's documents.

Correct your items that are needed to avoid getting the community violation letters.

If you are unsure if you can do something or not, please email our property manager at w.king@cpm975.com



Trash Information



Trash is collected twice a week on Tuesday and Friday. Recycling is collected on Thursdays.

Paint is not permitted to be placed out for trash pick up unless the can is empty and/or any existing paint is dried. Kitty litter can be placed in the paint cans to dry up anything that is left.

All trash should be in tightly tied bags – this includes pizza boxes. Nothing should be placed outside by itself.

On windy days, please refrain from placing your recycling out and save it for the following week or take the time to clean up what the wind blows around.

Trash or recycling is not permitted to be placed outside on the porch, rear deck or at the curb until after 6pm the night before

Bulk items or large amounts of trash should be called in ahead of time to schedule directly with Envirogreen. Please call them at 215-343-1662 to schedule.

Concrete Work

COVID-19 certainly has delayed this project much longer than we anticipated, and we appreciate everyone's patience as we are all anxiously awaiting this work to be done so the next round can be put on the schedule.

The concrete work is now scheduled to begin the week of April 12, 2021 (weather permitting). The contractor will begin on Captain Molly and work through the community as quickly as possible.

Step 1 – concrete to be marked by orange paint the weekend before schedule week to start.

Step 2 – concrete will be dug up and if you are affected due to location of the concrete, a note will be left by the contractor the night before with instructions.

Step 3 – pouring of the concrete.

Main sidewalks will be removed in one day and poured 2-3 days later. Steps or front porches will be removed in one day and poured the next (weather permitting).

There are multiple locations that will be getting done. Be mindful of where you are walking and pay attention to these marked areas. The noise will echo

throughout the community and will be louder in courtyards.

No timelines or schedules are provided as this project is based on weather and based on the amount of concrete being delivered with each truck delivery.



Porches



Time to put your shovels away... Please also remember the front porch and rear deck is not to be used for storage of any items. These items include, but not limited to, bikes, rakes, brooms, shoes, etc.

Cats



Cats are not permitted to be left outside. If a homeowner wants to allow their cat to be outside, you must be outside with your cat and have him/her on a leash and keep them away from screens, mulch beds, and other homes.

Email List



We will do our best with updates through our new email blast. If you have not already done so, please contact CPM at (215) 343-1550 and asked to be added to the email blast listing.