



## Patriots Ridge CONDOMINIUM ASSOCIATION

---

### *Patriots Ridge Fall/Winter 2023 Update*

2023 is almost over and winter is coming. Time for our end of year reminders, updates, and information to be provided to our residents.



#### **Trash Information**

**Effective January 1, 2024, recycling will be moved to Friday pick-ups.**

**Two trucks will come through our community to pick up regular trash and recycling on the same day. This improvement will reduce the number of days we have to see trash/recycling on the curb. Regular Tuesday pick up's will remain trash only.**

Bulk items must be called into Envirogreen in advance and not just put out for them to pick up. Full details as to what you are placing out must be provided. 2024 Holiday schedule will be emailed to those that have signed up and posted on our website at [www.patriotsridgecondo.org](http://www.patriotsridgecondo.org) when our management company gets the updated version.

Trash and recycling cannot be placed outside prior to 6pm the night before. Please refrain from doing so and avoid the **automatic fines**. Use tall kitchen size bags or larger, smaller bags may be missed. No loose trash can be placed out and all should be placed in bags, including pizza boxes. If they miss your home, please report it to the management company immediately.

All interior work trash such as carpets, flooring, etc. must be hauled off-site by your contractor and not left out for regular trash pick-up.



#### **Deck Project**

Homeowners that received notices previously that TJS is doing work for your decks, are in process. He is a one man show and has been extremely busy. He will get to you and leave a note prior to work being done. We appreciate everyone's patience.



#### **Landscape Update**

We are pleased to announce that the re-landscape project will be done again in the fall. Four Buildings on Rinker Circle have been notified. We are hoping to do the final four in 2024 or 2025. One building on Captain Molly and one building on Rebecca Fell has been notified about the rear landscape project. More tree replacing along with hard pruning of our trees has been completed and still more to come.



### **Snow Policies**

Snow removal services (plowing & shoveling) will not be performed until the snowfall accumulates to a minimum of two (2) inches on the roads and walkways. Use of salt and ice-melt will be decided upon on a case-by-case basis. Ice-melt containers will be placed in breezeways throughout the community should you feel more is needed for sidewalks when contractors are not on site. Please refer to the snow policies in the rules and regulations on our new website for more information. When the bins are running low, please contact our Property Manager, Wendy King, at [w.king@cpm975.com](mailto:w.king@cpm975.com).



### **Holiday Lights/Decorations**

Holiday decorations are permitted on windows, doors, decks, and porches and may be installed fifteen (15) days prior to the holiday and must be removed within fifteen (15) days following the holiday. Nothing is to be placed in the mulch beds and on the grass. Lights are only permitted on shrubs during December Holidays. Nothing should be nailed or screwed into any part of the exterior building.



### **Seasonal Decorations**

Small personal or seasonal decorations, which blend in with the general appearance of the condominium, may be placed on the doors to the units. A limit of (2) personal decorations are permitted on the front porch or patio and not to exceed (1) foot in height. All other decorations are prohibited, including in mulch beds and tree saucers.



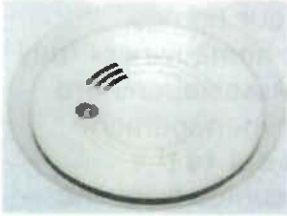
### **Dog Waste**

As a courtesy to all our neighbors, please remember to pick-up any dog waste immediately when walking your dog. If you forget a bag, we have dog stations throughout the community to assist you. In addition to this, please do not toss full dog waste bags into piles of trash bags awaiting collection. They are often missed, and the trash company will not collect them, and your neighbors are left cleaning up the mess. They should be placed inside the larger bags in your own trash. All small trash cans by the front porches are required to be decorative and have lids to place the individual poop bags in.



### **Parking**

Vehicles with expired inspection stickers or appear to be abandoned or inoperable will be tagged and towed at the owner's expense. Any large commercial vehicles are not permitted. Vehicle covers are not permitted (this includes motorcycle covers). No more than two vehicles are permitted to be parked on the property per home. Temporary overflow of vehicles should be parked in a lesser used area for guests. Please refer to our website for more details on parking policies along with the maps for overflow parking at [www.patriotsridgecondo.org](http://www.patriotsridgecondo.org).



### **Safety Reminders**

We often forget in our daily routines to check on batteries and other items in our homes. Just a friendly reminder to change the batteries in your smoke detectors semi-annually or as needed along with your HVAC filters. In addition to these items, dryer vents, oven vents or any piping leading to the exterior of your home should also be cleaned out as needed and clear the openings of snow as needed.



### **Gutter Cleaning**

We still have two more full community wide gutter cleanings to complete before the end of the year. One will be done when most of the leaves have fallen and the last one before the first snowfall.



### **Storage/ Pools**

Our front porches and rear decks are not to be used for storage. Please refrain from storing any household items, shoes, play equipment, strollers, car seats, etc. in these areas or elsewhere outside of the homes. Pools must be emptied after each use and stored inside when not in use.



### **Bathroom Vent**

Just a reminder that the homeowners without lofts need to regularly check to make sure your vent is securely attached to the roof vent. If you have a loft, you are permitted to hire a contractor to properly vent your bathroom fan out. A modification request for board approval must be submitted before any work is completed for board review and approval.



### **Lighting**

The remaining portion of the light post and fixture replacements on Patriots Ridge Drive is now completed. All lights owned by Patriots Ridge Condominium Association is what was replaced. We hope you are loving them as much as we are.

### **Founding Documents**

Our founding documents are made up of our Declarations, By-Laws, Resolutions and/or Rules and Regulations. Every homeowner receives these at the time you purchase your home and signs the documents to abide by the communities requirements.

One of the requirements is to elect Board Members to carry out these requirements and to ensure the homeowners in the community are also following what they agreed to when purchasing your home in the Patriots Ridge Condominium Association.

The Board is tasked with many items. One particular item is inspecting our homes throughout the community. These inspections are to look for items that homeowners may or may not be aware of and to advise the homeowners of these items. Associations are required by law to notify our homeowners of these items in writing. Our management company and/or property manager will assist us in getting these notices out to the homeowners, at the direction of the Board. All decisions and directions comes from the Board of Directors based on the information in our founding documents.

Over the years we have changed the letters to be neighborly and we understand that not everyone will feel any letter they receive is soft. We can assure you that our intentions are not to upset you but to only make you aware that you have an item(s) that needs attention or correction(s) as we are elected to do.

All questions and concerns are to be directed to our property manager, Wendy King, at [w.king@cpm975.com](mailto:w.king@cpm975.com) or by mail to Patriots Ridge Condominium Association, 975 Easton Road, Suite 102, Warrington, PA 18976. Our property manager is then required to provide the facts or details of what our documents indicate.

Our founding documents also outlines our community's fining schedules. The first fine is \$50.00, the second is \$150.00 and every fine after this is \$300.00. In addition to these fines, any homeowner that does exterior work on their home is subject to an automatic fine of \$100.00 for not seeking Board approval prior to doing the work. Placing your trash out early or leaving your recycle bin outside is also an automatic fine of \$100.00.

Please take the time to read over our founding documents, rules, and regulations.

### **2024 Budget**

We are currently reviewing the budget for next year. We attempt to keep monthly assessments to a minimum, but each year expenses are evaluated to determine if increases are necessary.

### **Crack filling**

Delaware Valley Paving will be crack filling our roads and parking lots through the entire community in the fall. Once a date is scheduled, we will notify everyone.

### **Door-To-Door Scams**

Patriots Ridge is private property and does not allow solicitation. Door-to-door solicitation is less common today than it used to be as marketers now rely on direct mail, email, advertisements, and other methods to get our attention. Getting a door knock for charity, business, or other purposes is suspicious. Not everyone who knocks on the door has ulterior motives, but always trust your gut.

To solicit in Plumstead Township, a permit is required. Even if you ask to see the permit, how do you know it is valid and not a fake? In Patriots Ridge, we have a "no solicitation" sign at our entry. This is private property, and we do not allow solicitation at all. If you encounter a solicitor, you are within your rights, if comfortable, to notify them that solicitation is not allowed in this community and ask them to leave. It is also a good idea to call the non-emergency police line 215-766-8740 and report what happened. If you feel, you are or could be in danger, always call 911 immediately.



Some recent suspicious encounters we have heard of over the past few years include:

- college or high school students needing funding for a "leadership program" or camp
- an energy company asks for your electric bill to see if they can give you a better offer (they keep the bill)
- "Comcast" or similar cable company wants your bill for similar purposes above
- "PECO" wants to offer a free energy check and gets Personally Identifiable Information (PII) from you

Usually these folks are not uniformed, and even if they are, if you did not ask for a service, an unexpected home visit is a red flag right there. In current times, charities and college students raise funds through web services such as [gofundme.com](http://gofundme.com) or events you sign up to go to. Old school door knocking is not the way in current times. While being conned out of cash is bad enough, identity theft or worse is a more serious problem.

We do not hear of these encounters often, but in the spirit of maintaining the safe, friendly community we have, we felt offering this information so we as community are all more informed will help us protect ourselves and each other. Some additional resources are below for your reference.

<https://www.aarp.org/money/scams-fraud/info-06-2013/door-to-door-sales-scams.html>

<https://www.palawhelp.org/resource/scams-targeting-seniors-senior-citizens-in-pe>

### **Facebook**

Please remember that the Patriots Ridge Facebook is not owned, maintained, or moderated by the Board. A resident (current or former), and 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.

Board of Directors

Patriots Ridge Condominium Association

