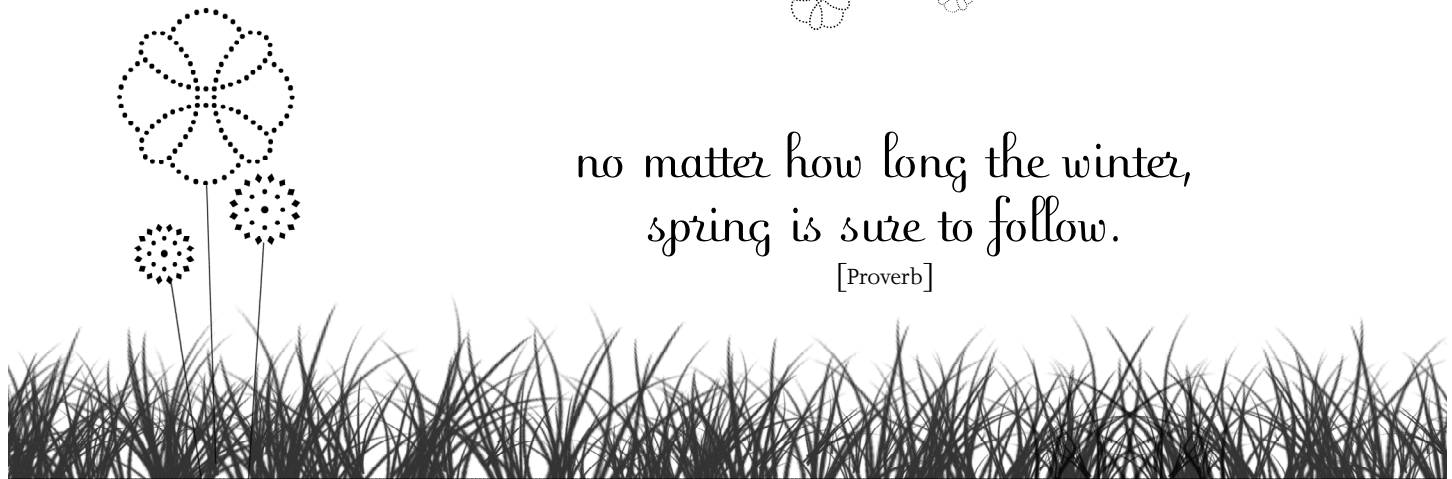


a quarterly newsletter for cranberry estates residents

[cranberry juice]

winter/spring 2010



no matter how long the winter,
spring is sure to follow.

[Proverb]

annual meeting

We would like to thank all residents who came to the 2009 Annual Meeting on October 5, 2009. We were unable to obtain a quorum for the Annual Meeting. As a result, the meeting was adjourned and reconvened at our November 13, 2009 Board Meeting. The votes collected still did not reach our quorum. Thus, the Board chose to appoint two members of the Association to fill the vacancies. There are currently four members serving on the Board of Directors, but the Member At Large seat is unfilled. If you are interested in serving on the community board, please call Frank DePace at 215-343-1550 for more information.

The Board encourages owners to attend the Annual Meeting each year to keep informed on projects and issues the Association is actively addressing.

2010 assessment

The 2010 Annual Assessment amount has decreased this year to \$90. The board worked diligently over the summer and fall to hire a more fairly priced management company that allowed for this decrease in the assessment while ensuring sufficient funds for the Community assets. The Board would like to acknowledge the community members for prompt payments each year and looks forward to this trend continuing.

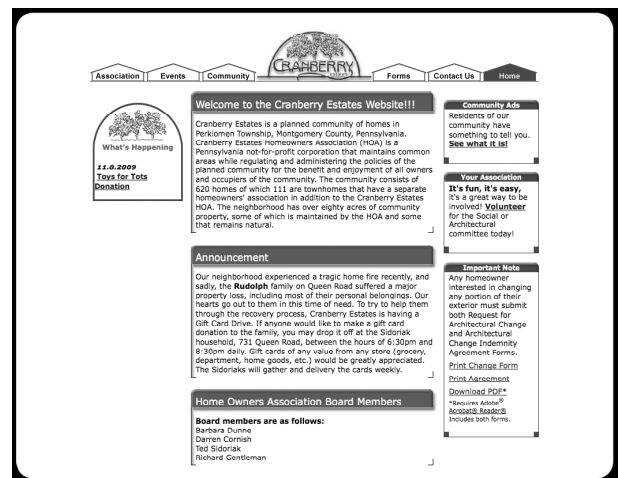
encroachment reminder

There have been some incidents that caused frustration for some residents regarding property lines and work performed outside of their lot. Remember, before having any work done to your unit, such as landscaping improvements, fences etc. It is highly recommended that you have your property line properly surveyed, should you have any doubt. This will avoid completing a job, only to find it has to be adjusted or removed completely and obviously costing more money.

meeting schedule

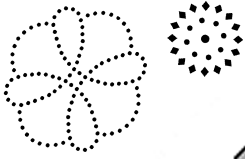
The Board Meetings for 2010 are as follows: 7pm on May 17 and September 20, with the Annual Meeting is scheduled for October 4.

Owners with concerns that need to be addressed with the Board in person will be able to attend a portion of one of these meetings. Due to time and space limitations, owners who would like to attend the meeting must call, fax, mail or e-mail their request to the Management Office at least 10 days prior to the meeting, in order to be added to the agenda.



cranberry estates website

The website is now being updated by an outside contractor. Our goal is to keep our community up to date with current news and correspondence relating to owners on our website. Look for information to come soon regarding how to register for our website and have access to all the latest information.



reminder: no parking on common area grass

There have been some incidents over the past year where residents have parked their vehicles on common areas/open space, i.e. in Northgate or on the cul-de-sac circles on some roads as well as the open space at the lower end of Queen Road. This is not permitted and vehicles will be towed at the expense of owners. Our common space is not for the use of any motor vehicles and the homeowners association is trying to maintain the aesthetic appeal of these areas. Please also remember that there is no overnight parking in the lot at the Recreation area. Please share this information with your guests to avoid potential confusion, especially if you are having large gatherings.

contractor signs

Please note - residents should not accept any discount from a contractor in exchange for posting a sign on their property. These signs are not permitted, per the Declaration of Cranberry Estates. Article XI, section 11.A (vii) states the following:

Except for a single non-illuminated address number sign on the door to a Dwelling or Unit and except for the right reserved for Declarant in Section 9.C., no sign may be erected by any Owner on or in a Lot, Dwelling or Unit (visible from the outside of the Dwelling or Unit) or on any Community Facilities without prior written approval of the Board of Directors.

resale packages

Please remember that per the Uniform Planned Community Act, any owner selling his/her home within Cranberry Estates must provide a 5407 Resale Package to the buyer. Once you have a signed agreement of sale, your real estate agent should contact Continental Property Management at 215-343-1550 to start this project. If you are handling the sale without a real estate agent, you should contact Continental Property Management immediately after you have the signed agreement.

SAFETY COMMITTEE

snow removal

All residents of Cranberry Estates were provided with copies of the 'Cranberry Estates Community Association Snow Removal Policy'. While we know that this has been an especially snowy winter, please be aware that any residents who do not have their sidewalks cleared off within 24 hours of the end of snow fall will have their sidewalks cleared by the Association's snow removal contractor. All costs involved in this service are charged back to the homeowner for immediate payment. The Association may also fine homeowners up to an additional \$100.00 non-compliance fine, in addition to the snow removal contractor's charge.

school traffic

The intensity of traffic using Cranberry roads to evade the school intersection continues to be an area of concern. Please do not use Forge Rd. as a cut-through. The increased traffic volume combined with those not following the posted speed limit has made it quite dangerous. Residents should also be careful when parking, so children can safely cross the streets and get into and out of vehicles. When driving throughout the community, please be sure to yield to those crossing at all intersections.

vandalism

We want to remind residents to be attentive to suspicious activity observed within the community. Please remember to lock your cars and garages at night so you are not suspect to such activity. If you see any suspicious behavior, do not hesitate to call the PA state police at 610-584-1250.

children at play

One of the hot topics of the Annual Meeting was the safety and supervision of neighborhood children. Several residents expressed their concern and frustration with the following: children riding bicycles and electric scooters in the roads, paying little attention to on-coming traffic; children running through and playing on the private property of other home owners; preteens and teenagers congregating in large groups outside of homes sometimes creating a nuisance; and residents speeding through the neighborhoods oblivious to children playing. As parents, it is your responsibility to know where your children are. Be sure they ride their bicycles on the sidewalks, not the roads. Open space is not meant for motor bikes or scooters. If necessary, please explain to your children to respect the grounds of other neighbors, as it isn't an extension of common area.

contacting the association

All e-mails to the web site - www.cranbenyestates.com - go directly to the Management Office, not to the individual Board members. Frank DePace is Cranberry's Property Manager. You may also contact the Association through Continental Property Management Company via

PHONE: 215-343-1550, FAX: 215-491-5620

MAIL: 975 EASTON RD, SUITE 102, WARRINGTON, PA 18976

If you have a concern regarding our community, please share it with us. In some cases, a simple phone call will help us recognize a situation that may require attention. In more complicated situations the Board may require some information in writing in order to take action. Please understand that the Board wants to hear from you – good or bad!

board of directors

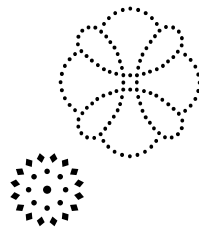
The current Board of Directors is as follows:

TED SIDORIAK – PRESIDENT

BARBARA DUNNE – VICE PRESIDENT

DARREN CORNISH – TREASURER

RICHARD GENTLEMAN – SECRETARY



property inspections

Our Property Manager, Frank DePace, will begin spring inspections by May 7, 2010. All homeowners are required to maintain their lots and homes in a reasonable, neat, and well-maintained condition.

Listed are some of the items Frank will be reviewing for all homes within our community:

- Unapproved Architectural Changes – Unapproved architectural changes are those exterior changes a homeowner has made to his/her home without approval from the Association's Architectural Review Committee.
- Paint – Inspectors will review all areas of your home for chipped, cracked, or peeling paint and may note that the homeowner should repaint his/her window trim, front door, garage door, etc.
- Mold and Mildew accumulation on the siding of homes.
- Excessive Weeds – Inspectors will check flowerbeds for excessive weed growth.
- Dead Shrubbery/Trees – Dead shrubbery/trees are those plants that need immediate removal/replacement.

help support our local business owners

RUSSO & RUSSO

FINANCIAL SERVICES

610-796-0355

arcpa@comcast.net
mike.russo@comcast.net

ANTHONY RUSSO, CPA+

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A. MICHAEL RUSSO, CFP®+

Licensed Financial Consultant

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\$1 million total service guarantee.

OUR \$1 MILLION

TOTAL SERVICE GUARANTEE

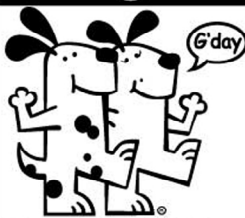
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