

*A quarterly newsletter for Cranberry Estates Residents*

# [cranberry juice]

*Winter 2008/2009*

On behalf of the entire Cranberry Estates Board of Directors the following is the latest edition of Cranberry Juice, our quarterly newsletter. First, let me thank Susan Sidoriak for volunteering her outstanding services in helping us produce our newsletter. The board would like to apologize for the delay in receiving the most recent newsletter as well as the 2009 annual budget. Having had to fill three vacant board positions the board took on the daunting task of the annual budget as well as determining the annual assessment for 2009. The budget process was complicated by an unexpected increase in cost from our management company and the board worked countless hours trying to offset this significant increase and its effect on the annual assessment. Unfortunately, we have had to increase the annual assessment for the second time in as many years. The board does not take this increase lightly as in continually looking for ways to maintain costs. The board realizes that these economic times are extremely hard on everyone and the board will continue to try and find ways to keep our costs in control.

Anyone interested in volunteering their services and or professional skills could go a long way in helping the association in maintaining its expenses. Located in this newsletter, you will find several volunteer opportunities. Please consider taking on one of these roles. Please be patient with us with regard to the community website [www.cranberryestates.com](http://www.cranberryestates.com). We are working on hiring an outside company for hosting services that will make updating the site much easier and allow the board to provide up to date information. As always the board welcomes your comments and or participation on any association matters.

*Michael C. Pastorius* PRESIDENT, CRANBERRY ESTATES HOMEOWNERS ASSOCIATION

## *Annual Meeting*

We would like thank all residents who came to the 2008 Annual Meeting on October 1, 2008. We were unable to obtain a quorum for the Annual Meeting. As a result, the meeting was adjourned and reconvened at our November 12, 2008 Board Meeting. The votes collected still did not reach our quorum. Thus, the Board chose to appoint three members of the Association to fill the vacancies. The Board encourages owners to attend the Annual Meeting each year to keep informed on projects and issues the Association is actively addressing.

As mentioned at the open meeting, over the course of the year the Association has completed the following projects: new sidewalks on Cranberry blvd, sidewalk repairs throughout, tree work and new installations, a new fence installed along the open space across from Glendale Rd, surveys to common ground and a new flower bed at the Northgate entrance.

## *2009 Assessment*

The 2009 Annual Assessment amount has increased this year to \$95. This increase is necessary to cover rising management fees and other expenses. Owners will receive payment notices in March with the new annual assessment figure. Assessments are due May 1st. The Board would like to acknowledge the community members for prompt payments each year and looks forward to this trend continuing.

## *New Board Members*

The Board has appointed Barbara Dunne, Darren Cornish and Richard Gentleman to the Board of Directors. We wish to thank Bill McGill and Charles Stout for all their years of service while on the Board. Their contributions will be missed.

## *Social Committee*

Do you have some creative ideas for activities for our community? The social committee is looking for a new coordinator and some additional members. If you are interested, please contact the HOA board via the website. We welcome any suggestions!



## *Cranberry Estates Website*

The website is now being maintained and updated by board member, Ted Sidoriak. Our goal is to keep our community up to date with current news and correspondence relating to owners on our website. Have any suggestions? Use the website to contact the HOA board.

## *Holiday Decorating Contest*

We hope that you checked out those lights, candles and snowmen throughout the neighborhood! This year the Social Committee will once again held a Holiday Decorating Contest. Members of our committee drove the streets of our Cranberry Estates community and voted for their favorite houses.

### **the grand prize winner:**

429 Tudor Road - We just loved the Phillies theme!

### **the runner-up prizes went to:**

509 Northridge Road  
731 Queen Road  
110 Yorktown Road  
317 Countryside Court

### **congratulations to all our winners!**

Just as a reminder, please consider removing your holiday decorations before February each year.

## 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.

## *Property Inspections*

The Management Company performs monthly inspections to check for maintenance and rules violations. Homes which are under contract for resale are also inspected to monitor any alterations made to the property, as they are noted in the resale paperwork. The Board has been working closely with Danella Management to monitor neighborhood inspections. There has generally been a positive response from residents who have received maintenance violations, resulting in the correction of the problem. However, there have been incidents of fining, after two warning notices are sent, bringing about no change or contact from the owner. Many of the common maintenance issues include: painting/replacing garage doors, half-moon fixtures, removing mold from siding, re-securing loose or missing siding.

## *Cranberry Estates Business Owners*

The Board of Directors is happy to announce that we can now offer our residents who own their own businesses two affordable options for advertising to the 620 households within our Cranberry Estates Community.

The first is a printed black and white add in our future newsletters. The cost of this option will be \$10.00 per year and will start with our Fall issue.

Our second advertising option is on the Association's website, [www.cranberryestates.com](http://www.cranberryestates.com). This option will cost \$10.00 per quarter.

If you are interested in advertising in either of these ways, please notify the Management Office through our website, and you will be sent more information

## *Encroachment Reminder*

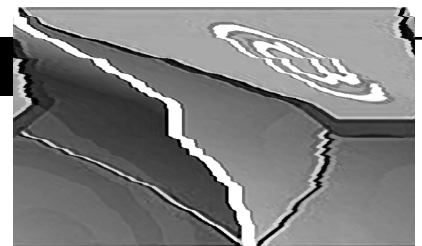
There have been some incidents which caused frustration for some residents regarding property lines and work performed outside of their lot. Remember, before having any work done to your unit, such as landscaping improvements, fences etc. It is highly recommended that you have your property line properly 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

## contacting the association

If you are contacting the Board via the Association's web site, please keep in mind that the e-mail response you receive will be from a [Danellarealty.com](mailto:Danellarealty.com) e-mail address. All e-mails to the web site - [www.cranberryestates.com](http://www.cranberryestates.com) - go directly to the Management Office, not to the individual Board members. David Craven is Cranberry's Property Manager. You may also contact the Association through Danella Realty & Management Company via

**phone: 610-834-6200, fax: 610-834-6204 or mail to p.o. box 1017, blue bell, pa 19422**

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!





## *Go Green & Join our E-mail List*

If you have not done so already, you can sign up to have your 'Cranberry Juice' delivered to you by e-mail. You will receive the latest information quicker, and might help save a tree or 2 in the process.

Just log on to [www.cranberryestates.com](http://www.cranberryestates.com) and send us an e-mail requesting that you want to be added to the e-mail list. Make sure you include your name and address, and we will stop delivering a paper copy to your home. Also, if your e-mail address has changed, please contact us as well. Additionally, the newsletter will be posted on our website.

## **community safety**

### *Vandalism*

We want to remind residents to be attentive to suspicious activity observed within the community. There have been reports of graffiti and theft within our community. Items have been taken from garages and cars that were left unlocked. 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.

### *Snow Removal*

All residents of Cranberry Estates were provided with copies of the 'Cranberry Estates Community Association Sidewalk Snow Removal Policy'. Please be aware that any residents in the single family homes, 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 these homeowners up to an additional \$100.00 non-compliance fine, in addition to the snow removal contractor's charge.

### *Crosswalks*

Have you noticed the new crosswalks that were added this fall? Perkiomen Township placed these additional sidewalks in our community to provide a safe walk home for our children who walk to and from school each day. Please talk to your children about using the crosswalks, as they were placed in areas of our neighborhood that have the best visibility.

### *School Traffic*

With the inception of the school year, the intensity of traffic using Cranberry roads, to evade the school intersection, has become an increasing 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 be careful when parking, so children can safely cross the streets and get into and out of vehicles. The township installed rumble strips along Forge to help with this problem, but greater cooperation from the community is expected. Perkiomen Township has also painted many crosswalks throughout the property. Be sure to yield to those crossing at these intersections.

### *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.

## *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 Danella Realty & Management at 610-834-6200 to start this project. If you are handling the sale without a real estate agent, you should contact Danella Realty & Management immediately after you have the signed agreement.

## *Meeting Schedule*

The Board Meetings for 2009 are as follows: 6:30 PM on May 18, September 14 and November 16, with the Annual Meeting scheduled for October 1, 2009. 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.

## *Community Standards*

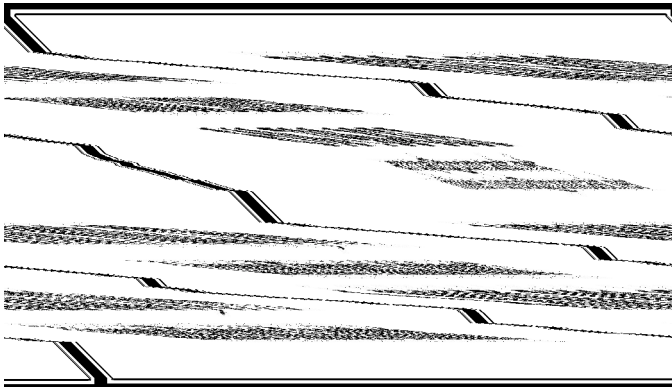
The Board is working on adopting community standards. The goal of these community standards will be to better inform owners of their expectations and responsibilities with regard to the exterior maintenance and alterations to their property. The Board hopes the community standards will help to maintain the aesthetics of the neighborhood and property values. Once adopted, Community Standards will be mailed to each owner.

## *Board of Directors*

The current Board of Directors is as follows:

**michael pastorius - president**  
**barbara dunne - vice president**  
**darren cornish - treasurer**  
**ted sidoriak - secretary**  
**richard gentleman - member at large**

## *Help Support Our Local Business Owners*



### **WHAT LIFELOCK PROVIDES:**

- Requests credit fraud alerts on your behalf.
- Requests free annual credit reports on your behalf.
- Reduced junk mail and reduced pre-approved credit card offers.
- Proactive identity theft protection.
- \$1 million total service guarantee.

### **OUR \$1 MILLION TOTAL SERVICE GUARANTEE**

The real peace of mind comes from knowing that we stand by our clients. We've developed an extremely effective protection system that is proven to work. But if for any reason, as a LifeLock client, you fall victim to identity



theft, we will spend up to \$1 million to restore your good name.  
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