

Arlington Hills

Homeowners' Association

Dear Association Owners and Residents,

The picnic this year was a great success! We got to meet some folks who have lived in the development for a while, but paths never crossed. It was enjoyable to socialize with our neighbors and get to know everybody a bit better.

Our property managers have had personal and family medical issues to attend to. Our thoughts and prayers are with Mark, Dawn, and their families as they continue to work through these issues.

Please take the time to read through the rest of this letter as there are many items that require the attention and potential vote of the association. We hope to see you at December's meeting!

Respectfully,
The Association Officers

December Association Meeting

Our next association meeting will be held on Wednesday, December 13th at 7:00 PM. We will review the 2017 budget and expenditures to date and review the proposed budget for 2018.

If you have an idea or project you would like discussed, please contact Brenda Leininger (bleininger@upperallenfire.com) by Wednesday, December 6th to have the item placed on the agenda.

Property Management

We have contracted with Lawyers Realty, LLC to provide our property management services. Dawn Zervanos is our property manager. Please contact her with any questions, concerns, or comments you may have regarding the association.

Dues should be made out to "Arlington Hills HOA" and sent to:

Lawyers Realty, LLC
Attn: Dawn Zervanos
4910 Simpson Ferry Road
Mechanicsburg, PA 17055



Upcoming Events

December 13

Association Meeting - 7pm
Upper Allen Fire Hall

June 13

Association Meeting - 7pm
Upper Allen Fire Hall

Officers

President: Brenda Leininger
bleininger@upperallenfire.com

Vice President: Patricia Peske
vicepresident@arlingtonhills.net

Secretary: Dan Reist
secretary@arlingtonhills.net

Treasurer: Jon Foster
ahhatreasurer@aol.com

**Property Manager:
Dawn Zervanos**
Lawyers Realty, LLC
+1 (717) 364-3000 (office)
+1 (717) 497-3259 (cell)
dzervanos@LawyersRealtyPA.com

Common Area

There has been a marked uptick in the vandalism and lack of care in and around the common area. The playground equipment has received the brunt of the vandalism resulting the loss of the awning, safety fences around the platform, boards on the rock climbing wall, and broken steps. This has resulted in many parents deeming the playground to be unsafe and unusable for their children. The officers have been discussing options for the playground and will present them at the December meeting.

Additionally, it has been reported the amount of trash that has not been placed in appropriate receptacles has increased significantly. Our Vice President, Patricia Peske, does a phenomenal job of ensuring the trash can at the playground is emptied weekly to allow our common area the opportunity to be kept clean.

Waste Removal

Please ensure all waste and waste receptacles are placed at the curb no earlier than the evening prior to scheduled removal and removed from view by the end of the day when pickup occurs. This is to keep in compliance with the Arlington Hills Rules and Regulations.

Waste removal in our area is provided by Republic Services (1-800-210-9675). Large item pickup must be scheduled with Republic Services prior to pick up. The policy for placing large items at the curb is the same as what is outlined in the previous paragraph.

Republic Services does not remove large electronic equipment (eg. TVs, computers, etc.). Please contact the local electronics retailers to inquire about electronic equipment removal.

Snow Removal

It is coming to that time of year again. As a reminder, the association has contracted with Tender Care to clear snow to the door when accumulation is greater than 3 inches.

According to Upper Allen Township all vehicles must be removed from the street two hours after the start of continuous snow (Upper Allen Township Code, Chapter 233, Paragraph 16).



Find us Online!

Website

<http://www.arlingtonhills.net/>

Facebook

<https://www.facebook.com/ArlingtonHillsHOA>

Animal Cleanup

Please remember to clean up after your animals. It is essential to keep our residences in top shape!