

All About Arbors

March 2012



Spring's Early Arrival

With the early arrival of spring the Common Elements Committee has to move things up on the agenda this year. You may have already noticed spring clean up has been completed. Soon the committee will conduct their annual spring review with efforts to keep the neighborhood looking its best.

If you desire to make some exterior modifications to include landscaping and additions it will require approval from the Common Elements Committee before the work can be completed. All requests should be submitted in writing to include a sketch and/or description. You can mail them to Arbors Association P O Box 6370 Lancaster, PA 17607 or email them to Michelle at michelle@millfield.com. They will be presented to the committee and if approved a recommendation will be made to the Board.

Arbors is a beautiful and well-planned community. The Association Board is striving to maintain an overall uniformity and well-kept appearance. In order to do that, we need the cooperation of every resident. Thank you for your cooperation.

Helpful Tips for Homeowners

Before you turn on your air conditioner for the season, remember to close your inside lower return air vents and open the upper air vents to insure good air flow.

Check ceiling fans to make sure the spin direction is in the "summer mode."

Clean your outside dryer vent to maximize efficiency.

Arbors Home Sales

It's been over 4 years since the first home sold in Arbors. As the economy creeps back from a recession we are eagerly waiting for homes to begin selling again at a much steadier pace. So far out of the 35 homes available there are 21 homes sold. In the summer of 2012 units 28, 29, 30, & 31 will begin construction.



\$\$ Referral Program \$\$

ONE YEAR OF FREE DUES FOR YOU & YOUR FRIEND

Give us the name of a friend or family member that you wish to refer in writing or email info@millfield.com, prior to the Purchaser's first visit.

If the person you refer purchases a home at Arbors your Association dues, as well as theirs, will be paid for one year starting the month following their final settlement.

Please note: The one-time Initiation Fee is not covered under this program. Does not apply to co-brokered sales. Please contact our Sales Representative for details (717) 293-0293 .



ARBORS SPRING PICNIC & MEMORIAL SERVICE

The Common Elements & Social Committees has made arrangements for a neighborhood gathering on April 28th. The event is to encourage socialization and to honor a previous homeowner. We would like to cordially invite you to join us.

5:30pm - Memorial Tree Dedication - to be held at the neighborhood mailboxes

6:00pm - Neighborhood Picnic - to be held along Millers Run. Bring a dish to share.

Trash Information

With Spring comes "Spring Cleaning"! A+A Refuse has asked that we notify them of any large items that are going to be out. (Larger than normal). Failure to do so could result in those items not being picked up. Our contract with A+A limits trash pickup to 2 containers and 1 recycle bin. **A & A Refuse contact:** (717) 291-2097

Community Concerns



Poo Reports:

Many Arbors residents own dogs and walk those dogs through the common areas.

Unfortunately, some residents are not picking up after their pets. We have had "poo" reports about waste on lawns.

There is no other way to put it:

This is a disgusting, insensitive, and potentially unhealthy practice.

Often, daily newspapers are delivered in a long, narrow plastic bag. If these are saved, and if there are no holes in them, they provide a handy way to pick up after your pet. Slip your hand into the bag, pick up the offending substance, pull the bag off your hand turning it inside out so the poo ends up inside the bag which can then be neatly tied. Collect these bags throughout the week, put them all into another small bag (perhaps one from the grocery store), and throw the collection into your trash can. That's it!

Pet ownership is a privilege. Please don't abuse it to the detriment of the neighborhood.

Parking Pad Rule:

The Arbors Association Executive Board has decided to issue parking permits for your guests. In the past we have had unidentified vehicles using the guest parking locations. To eliminate confusion the Board agreed it would be best to issue a sign that can be placed in your guest's car window while parking on the property. Each homeowner has been issued 6 parking permits. Please keep them in a safe place. If you need additional permits simply call Michelle at (717)293-0293 ext. 131 or email michelle@millfield.com.

Rule #9:

No vehicle shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from any Building, or the parking areas and ramps by another vehicle. Residents are not permitted to park on the street longer than (2) hours. Residents' guests are permitted to park on the street temporarily but not overnight. Off street parking areas are strictly intended for guest parking. Each Unit is not permitted to have more than three (3) permanent vehicles located on or within said Unit's designated parking area. Residents must park their vehicles in their own garages and driveways. Residents must provide their overnight guests with a parking permit to display in their front window while parked in the guest parking lots.

Common Elements Committee

Exterior Maintenance

There are some areas of your unit exterior that is the responsibility of the homeowner. Please make it a priority to keep these items in good shape to uphold the standards of your neighborhood. Items such as:

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| Lights | burnt out bulbs should be replaced promptly & globes should be maintained |
| Windows | should be maintained and repaired if damaged |
| Decks/ Patios/ Porches | should be maintained, repaired if damaged, and free of clutter |
| Front Doors | should be maintained (to include staining) and repaired if damaged |

The Common Elements Committee has arranged for the following services to be offered to each homeowner at a lower rate if done all together:

Front Door Staining - R J Brubaker Painting quoted \$125.00 for the exterior of the front door and \$50.00 for the interior of the front door. If you wish to proceed contact Michelle at (717) 293-0293 ext. 131 or email michelle@millfield.com by April 30th.



Window Cleaning - Young's In-Home Services will be contacting the homeowners for window cleaning. If homeowners are interested and don't hear from them by the end of the March, please contact Robin Young at (717) 569-7667.

ARBORS REPRESENTATIVES

ASSOCIATION BOARD MEMBERS

President - Bob Riahi
V.P. - Dave Wolf
Alternate V.P. - Randy Zipser
Treasurer - Heather Fremont
Member - Tom Clingan
Member - Roger Brubaker
Secretary - Michelle Carroll
(non-member, represents Property Management Team)

COMMON ELEMENTS COMMITTEE

Chair - Randy Zipser
Vice Chair - Dave Wolf
Member - Brenda Williamson
Member - Roger Downs
Member - Tom Clingan