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## Olde Orchard Hill HOA Winter Newsletter

February 1, 2024

The HOA Board is pleased to provide the following updates, reminders and useful information for the residents of Olde Orchard Hill.

### NEW LANDSCAPING COMPANY

1. As posted previously, Outdoor Expressions, owned and operated by LaMont has been sold to a much larger landscape company, Clark's Lawn and Landscape. Our contracts will remain the same, with the same rates and terms. The contracts expire at the end of the Summer 2024. LaMont told us that the new company will retain his crews and will have additional workers. The main phone number is 717-766-8760 for calls and text messages.

### SNOW REMOVAL *(Minimum Accumulation and Parking Requirements)*

2. **The snow removal crew will not come out unless we have at least 3 inches of snow.** Snow removal is very expensive and difficult to budget for. We pay per snowfall with different rates for shovelers, plow drivers etc. and of course we never know in advance how many snowfalls we will have, so we really do need to be sure we have 3 inches before we ask the contractor to come out.

3. The Township snow plow driver has requested that residents park in driveways or on one side of the street when there is snow forecasted. He said he was having a lot of difficulty navigating around cars parked on Red Haven near the top of the hill. It is at the plow driver's discretion to plow or not. If the driver decides not to plow due to space constraints, it could leave ice and snow on the hill for days. For this reason, **all vehicles should be parked on the side of the street with odd house numbers or in driveways or garages.**

### LANDSCAPE MAINTENANCE *(Weeding, Pruning & Mulch Application)*

4. Please keep up with weeding your flower beds and front landscape areas. The HOA contract with the landscapers only provides for weeding twice per year, residents are responsible for weeding in the interim.

5. It is not acceptable to prune trees or shrubs that are located in the green space/common areas.

6. **Please do not remove mulch from the mulch piles** that are placed on the side street for the convenience of the landscaping company. They order and pay for enough to do the development. If mulch is removed, units left at the end of the process get very little while those who take the mulch have a nice thick layer. Mulch is very inexpensive and readily available at J&W hardware for about \$5 dollars a bag. If there is remaining mulch after all properties have been mulched, then the leftover mulch can be taken by unit owners.

## **PET RULE INFRACTIONS**

7. The Board has again been receiving complaints about dogs running free without a leash, and dog waste found all over the development. Not only does the HOA have rules about all dogs outside being on a leash, but the Township also has a leash law.

## **DETENTION POND UPDATE**

8. The Yingst permit for the detention pond expired 14 January 2024. HOA president, Karen Cenci, spoke with the York County Conservation Officer who stated that when when she last inspected the pond area in June 2023, there were many compliance issues that Yingst needed to address. No one from Yingst has come out to work on the pond.

According to the Conservation Officer, Yingst is responsible to correct the issues before the pond is turned over to the HOA. Also, apparently the PA DEP is responsible to take action and bring Yingst into compliance, but their priority is active construction sites, and our problems could drag on indefinitely.

When Karen called Yingst and asked to speak with someone about the detention pond, she was put on hold and then told that someone would return her call. The calls have not been returned. The conservation officer recommended getting our lawyer involved in the process.

## **INSTALLATION OF ANTENNAS AND DISHES**

9. There has recently been an issue with an antenna installed in the front of a unit, and complaints about the antenna from the neighbors. The HOA Rules state that no antennas are allowed in the front of units, and until this time any antennas installed in the front of units have been moved to the rear of the home.

However, we were supplied with the FCC rules governing TV antennas by the homeowner and the FCC Rule that follows, supersedes our HOA Rule. This excerpt is from the Telecommunications Act of 1996 when as directed by Congress, the FCC adopted the Over-the-Air Reception Devices rule:

" Enforceable placement preferences must be clearly articulated in writing and made available to all residents of the community in question. A requirement that an antenna be located where reception or transmission would be impossible or substantially degraded is prohibited by the rule. However, a regulation requiring that antennas be placed in a particular location on a house such as the side or rear, might be permissible if this placement does not prevent reception or transmission of an acceptable quality signal or impose unreasonable expense or delay."

Our attorney has reviewed both our rules and the FCC rules and will be composing an addendum to our current rules and regulations. Our rule for placement of an antenna or satellite dish in the rear of the unit will stand as long as reception is possible from the rear of the unit.