

OLDE ORCHARD HILL HOA
Annual Community Meeting
Date Tuesday, June 16,2026
Location: Fishing Creek Community Center
520 Locust Rd, New Cumberland

Call to Order

Board Members Present:

Karen Cenci, President
Mary Ellen Hotovcin, Member at large
Candice Crouthamel, Vice President
Janice Rosenberg, Secretary

Board Members Excused: Sharon Farley, Treasurer

Valley Crest Property Mgmt, LLC Representatives:

Mary Helfrich
Mike Blouch

President and Secretary managed sign-in. Quorum achieved with 52 Units represented.
Sign in records will be kept on file.
President called the meeting to order at 07:00 PM.

AGENDA

1. Welcome
2. Development of WaWa tract
3. Christmas decorations
4. Address Plates
5. Snow removal, pre-treatment of surfaces, costs
6. Weed control
7. Dues
8. Landscaping and Snow removal contracts
9. Courtesy
10. Financials
11. Sale of Penn Equity, our property management company, to Valley Crest Property Mgmt, LLC
12. Election of three (3) new Board members
13. Discussion

President opened the meeting, welcomed attendees, introduced HOA Board Members (listed above), introduced Valley Crest Property Mgmt, LLC attendees. President also detailed protocol/ meeting format – modified Roberts Rules. UOs were reminded to check the website for updates, events, community information. UOs encouraged to submit suggestions/questions/concerns utilizing the Contact Form.

Development of the WaWa Tract

According to one of our residents who attended a Township Zoning meeting, the vacant lot next to CVS will be developed this Spring and Summer. Dr. Cox, the chairman of the current Fairview Township Board of Supervisors, reported that all of the fees and permits have been paid and satisfied and everything is ready to proceed. The waiver for smaller lights at the WaWa location was passed.

Status: Closed

Christmas Decorations

There have been complaints about Christmas decorations left outside for many months after Christmas. Some decorations are still up. Christmas decorations should be removed by January 30.

Status: Closed

Address Plates

There have been questions and complaints about the many different address plaques residents have in front of their units. The rules state that only a "Directional sign", meaning the numbers attached to your house, are allowed. Some houses have 3 or 4 house number signs out front. The extra signs need to be removed.

UOS: We were told emergency signs are allowed (green signs with white house number)

A: Emergency house numbers will be permitted.

UOS: The landscapers should be responsible to trim/clip any shrubbery blocking house numbers.

A: Unit owners can clip their shrubbery or ask the landscapers.

Status: Closed

Snow Removal

Report given by Karen Cenci, President

It is worthwhile reviewing the Winter 2026 snow removal events:

There were 3 snowstorms with over 3 inches of snow that required Clark's to remove the snow. The second storm was in excess of 12 inches and the removal process was problematic. I called Clark's at least 10 times in the days leading up to the storm and worked with them to organize the snow removal. I thought that we had a good plan in place.

Unfortunately, the plan fell apart almost immediately. They sent 4 kids here, unsupervised, and because it was so bitterly cold, they had trouble starting the snow blowers and apparently didn't realize that they could be plugged in to start. And they were not here "bright and early" as I was promised. In fact, the rest of the crew did not even arrive until around 12 noon. As I discovered, they remove snow at a warehouse in York and cannot leave until they are dismissed by the warehouse manager. And of course, they were very cold and tired when they did arrive, and the situation went downhill from there. I repeatedly asked for updates from Clark's, as in when will you be here, how many people will be here to shovel snow, where have you already shoveled, etc. I tried to send out emails to keep the community informed but there was a lack of accurate information from Clark's and the information kept changing. It was a mess. I had put in so much work to make it a smooth process. So, following are some points to consider:

The snow removal process was much improved when the third snowstorm arrived, but of course there wasn't as much snow.

I have met with 7 landscapers and snow removal company managers and owners seeking proposals for our development, more on that later.

If we accept a proposal from another company, they may be better or worse than what we have now. And, of course, it will take a new company some time to get to know our development.

Clark's did work the 12 inch snowfall through the night, cold and tired. Many people went to bed with a driveway full of snow and woke up to a clean shoveled driveway.

Also, unless a snow emergency is declared (and then all cars need to be off the street), you need to park on one side of the street (the side with the odd house numbers 117, 133, etc., to allow the snow plow enough room to get through and clear the snow.

Clark's is only going to shovel the driveway apron once, so if the township plow truck comes through and plows in your driveway apron, you will need to shovel it out yourself.

We did pre-treat the sidewalks before the last storm, as they were calling for ice. It certainly helped but is also expensive. The large snow storm snow removal cost was over \$14,000.

The solution to the problem was to hire another company, Chava's Landscaping.

Status: Closed

Weed and Feed

Report given by Karen Cenci, President

We had the weed and feed first treatment applied the 3rd week of April. For some reason there was a lot of misinformation circulating in the community.

First, we have been having weed and feed applied in the spring, twice for over 20 years, with (as far as we know) no serious issues to our pets related to the application.

One dog, Cooper, was inadvertently walked right after the application by a visitor to the development who was not aware of the very recent chemical application. Cooper did experience some GI issues briefly and then fully recovered.

Jayden, one of the owners of Clark's, is certified, licensed, and insured to apply the weed and feed. I have a copy of his license and insurance.

We did not want Gran-U-Lawn this year because their treatments did not seem effective at either getting rid of the weeds or fertilization. There were many complaints. I had Gran-U-Lawn come out last year and walk the development with me to see all the weeds and dandelions remaining after 2 expensive treatments. They recommended an additional treatment. It didn't seem reasonable to pay them for extra treatment and for more chemicals when we were already paying them almost \$10,000.

The Board discussed it and we decided to use Clark's this year.

Neither Gran-U-Lawn, the largest lawn treatment company, or TruGreen offer "pet friendly" lawn treatments. There are some treatments on the internet described as pet friendly, however, when you explore them further you find a lot of stipulations, and organic does not get the good reviews that weed and feed has gotten and is also about twice as expensive. No herbicide can be described as pet friendly.

After a discussion, we will have a show of hands to vote for continuing the weed and feed treatments every year or suspending them for now.

Show of hands called. Majority of UOs in favor of continuing weed and feed.

In fall of 2027, the new company, Chava's Landscaping, will apply an organic treatment, and monitor the results.

UOS: There are areas of overgrowth around pine trees in general area of 123 Red Haven.

UOS: Owners were given the impression that something would be done about the weeds on the hillside behind units 103 to the end of the road.

A: Several dead trees were removed from the hillside.

UOS: The landscapers used to clear off the hillside (mentioned above) and now they don't do it.

A: Lamont had stopped clearing the hillside. If the hillside is cleared, mud and rain will wash down the hillside and erode it.

UOS: It should be done in March.

A: The Board will discuss clearing the hillside with Bryson (Clark's Landscaping)

Status: Pending

Dues

The Board voted and received a recommendation from Mary Helfrich at Valley Crest Property Mgmt, to not raise the dues for 2027. Despite the extra money spent on snow removal, we are financially sound for now. Dues will remain at \$110.00/month.

Status: Closed

Contracts Landscaping

Report given by Karen Cenci, President

Seven contractors were met with, and 4 bids received.

Chava's Landscaping, our new contractor, was the lowest bid. References were checked and were very good, including a reference from Mary Helfrich. There will be an adjustment period, as there would be with any new contractor. And there is a different snow removal process. Charges will be by the inch. So, 12 inches of snow would result in a charge of \$9,650. We paid \$14,600 for about 12 inches of snow removal last winter.

Also, I will request that Chava's alternate starting at the top and the bottom of the development.

Chava's Landscaping is located close by in Lewisberry.

Status: Closed

Courtesy

Reported given by Karen Cenci, President

The Board is composed of 5 volunteers. We all volunteer our time with the goal of keeping our development looking good, PERIOD. We all need to be courteous to the contractors who work in our development. Lately, there have been more than a few nasty sarcastic interactions with board members and contractors. No one is going to want to help you if you treat them badly.

Status: Closed

Financials

Karen Cenci, President, gave the financial report as follows:

As of 4/30/2026, Total Liabilities and Assets: \$244,553.57

Status: Closed

Sale of Penn Equity to Valley Crest Property Management

Everyone should have received a letter about the sale of Penn Equity to Valley Crest and the pending changes. Mary Helfrich, our account manager, and Mike Blouch, the owner of Penn Equity are here to take your questions.

UOQ: I used the contact form and was happy with the response. Who has control of the calendar tab on the portal?

A: Mary Helfrich: The IT department says this is a global company and the calendar tab isn't downloaded into the Valley Crest portal.

Status: Closed

Election

4 candidates were running to fill 3 open positions on the HOA board. Each candidate was introduced and gave a brief biography. Voting took place and ballots were counted by Mary Helfrich and Mike Blouch. The following individuals were elected to the board: Stephanie Rigling, Kim Snyder-Wise, Ruth Apa.

Status: Closed

Discussion

Jim Kempf (ARC committee member) requested that people scan their ARC requests when submitted.

Status: Closed

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The meeting was adjourned by Karen Censi, President at 07:48 PM

Janice B Rosenberg, Secretary