

GREENFIELD AT COLLEGIATE ACRES NEWSLETTER

Volume 1 / Issue 2

GREENFIELD AT COLLEGIATE ACRES BOARD MEMBERS

Szymon Elmore, President

Bianca McKenzie, Vice-
President

Jennifer Klein, Treasurer

Jacey Rohrer, Secretary

Gregory Pugh, Webmaster

Mozelle Lopez, Property
Manager – Sunshine
Management

Upcoming Board Meetings:

April 27, 2017

May 25, 2017

June 29, 2017

***All meetings will be held at 7:00
pm at the Reserve Clubhouse.
These meetings are open for
residents to attend, if desired.***

www.greenfieldatcollegiateacres.com



Official Greenfield at Collegiate
Acres

NEWS FROM THE BOARD

Greetings! This edition of the quarterly newsletter contains a summary of what the Board has been working on since the new resident Board was established in October 2016. The Board has been diligently working on an updated fine structure and covenants, and a major website revamp, just to name a few. The Board encourages resident attendance at its monthly Board meetings.

Thank you to residents who participated in our community survey. We appreciate your feedback, and we are hoping to use the information provided to make changes accordingly.

This past February, the Board had a vacancy. Szymon Elmore stepped into the role as President of the Association, and Jacey Rohrer was welcomed to the Board as Secretary. Thank you to Szymon for his leadership and moving the Board forward. Welcome aboard, Jacey!

Board Accomplishments

- Pond signs
- Lock on pond gate
- Community survey
- Speed monitors
- Sump pump issues
- New picnic table at the park
- Replacement safety bollard in place
- New turn arrows painted at Route 58

The Board is currently working on...

- Fine resolution
- Updated covenants
- Website revamp
- Pet waste stations throughout neighborhood
- Neighborhood safety
- Speeding through the community
- Neighborhood First program
- Community events



**May 20th, 2017
September 16th, 2017**

8 AM

**Set up in your driveway or
garage**

Tips for a Successful Yard Sale

1. Start gathering items a few weeks in advance.
2. Get supplies.
3. Consider your layout.
4. Organize your items – fold or hang clothes, and arrange them by size.
5. Have a calculator handy.
6. Have change on hand. Do not accept checks from people you don't know.
7. Don't overprice.



The Board of Directors cannot enforce parking. If residents have a parking concern, contact Hagerstown Police Department.

SUMP PUMP ISSUES

The Board of Directors has been working in conjunction with the City of Hagerstown, Board attorney, and Beazer regarding homes that have continuously running sump pumps. Unfortunately, the City and the HOA can only provide information for residents to pursue the matter with Beazer directly. Our property manager, Mozelle, has notified affected homeowners who had previously informed the HOA of the issue. If you did not receive the information, and you are affected by this, please contact Mozelle.

Reminder: Our contracted landscaping company, U.S. Lawns, will be mulching all trees in the neighborhood between the street and sidewalk for consistency. Residents do not need to mulch these trees.

WEBSITE REVAMP

Based on the results of the survey, residents have expressed the desire for a more user-friendly website. Greg, our webmaster, has recognized residents request for a more manageable site. Prior to 2015, a community website did not exist, and a website had to be built from scratch. In his free time, Greg has been hard at work modifying the community website. We encourage residents to visit the website (www.greenfieldatcollegiateacres.com) and offer feedback. The Board is hoping to roll out a new website by May 1st. Further information will be provided in a separate mailer.



Tax Deadline:
April 18th, 2017.



Please remember to
clean-up after your pet.



The speed limit is
25 MPH through
the community.



Front Foot Benefit
payments are due July 1,
2017 to Longstone
Utilities, LLC.

Important Numbers:

Emergency

911

Non-Emergency

301-790-3700

Beazer Warranty

888-623-2937

Dan Ryan

866-559-6823

Potomac Edison

800-686-0011

Columbia Gas

800-440-6611

City of Hagerstown

301-739-8577

Parks & Recreation

301-739-8577 x169

Humane Society

301-733-2060

Maugansville Elementary

301-766-8230

Western Heights Middle School

301-766-8403

North Hagerstown High

301-766-8238

To contact the Board of Directors, click "Contact Us" on the website, or contact Mozelle.

**Sunshine Management –
Mozelle Campos Lopez,
Property Manager**

301-663-8383 x215

Fax: 301-663-0070

Email:

mozellel@sunshinemanagement.net

TIPS FOR NEIGHBORHOOD SAFETY

Director Bianca McKenzie recently met with Officer Gerard Kendle with the Hagerstown Police Department to discuss safety tips for our neighborhood. With recent vandalism concerns and car break-ins, the Board wanted to offer some helpful tips to keep our neighborhood safe.

- See something, say something
- Keep your car doors locked
- Do not leave purses, laptop bags, or any valuables in sight
- Do not leave garage doors open when not in use
- Know your neighbors

Be alert for:

- Someone going door-to-door in the neighborhood or looking in windows or parked cars
- A person who seems to have no purpose wandering around the neighborhood
- Vehicles moving slowly, without lights, or with no apparent destination
- Any unusual or suspicious noise that you cannot explain, such as breaking glass or pounding

Report any suspicious activity, even if it seems insignificant.

Our community resides within City limits. If residents have issues with parking, stolen décor, excessive noise, or vandalized yards, please contact the Hagerstown Police Department to file a police report. Officer Kendle provided a variety of pamphlets which will be available on the updated website for reference.

Hagerstown Police Department is compiling a database of homes that have personal security cameras. If an incident happens on our streets, officers would know which houses to go to for possible footage. If you would like your information to be submitted, please contact Bianca McKenzie via e-mail at bnmckenzie4614@gmail.com.



Please Care

If you see trash on the common ground, please pick it up. This could be from someone's overflowing can, or simply large gusts of wind. No matter the source of these "eyesores", this is our neighborhood and its condition reflects on all of us.

It's as Easy as A B C

Are you planning an exterior change?

Ask the Architectural Review Committee (ARC) if your change or construction is within guidelines by submitting an application. Applications can be found on the community website.

Be approved. The ARC will review your application, and either approve or recommend changes to your application.

Commence with your project. Please remember you cannot begin construction of your project until ARC approval has been received. Call Miss Utility at 811 before you dig.

SPRING HOUSE CHECK

With spring and summer approaching, this is the best time to do an overall assessment of your home. Keeping up with regular home maintenance tasks will keep you from future headaches and large expenses later.

- **Inspect the exterior of your home:** Do you have chipping paint? Are you missing shingles on your roof? Any siding damage from high winds? Be sure to check your home's foundation for any cracks. A good silicone/caulk can fix a lot of problems.
- **Deteriorating wood:** Check the exterior of your home for weather damaged wood around the windows and doors (especially box and bay windows). Proper maintenance will maintain the integrity of your home and the beautification of the neighborhood.
- **Remove dead plants/shrubs:** If you haven't done this in the fall, it's a good idea to do so now. Plants get into cracks and holes in the exterior of the home causing damage.
- **Clean and repair deck/patio:** Generally, a deck or patio just needs a good cleaning to look like new again. Consider pressure washing your deck or patio.
- **Fix broken fences:** It certainly has been windy lately. Any broken pieces of fencing should be repaired in a timely manner.
- **Check your dryer vent:** While your dryer is running, check that the exhaust is coming out; it should smell like freshly cleaned laundry. If there isn't much exhaust, check for blockages. You may need to hire a professional for this task. Clogged dryer vents could cause a fire.

Architectural Reminders:

- ✓ Submit an application for any exterior change to your home.
- ✓ Homeowners are responsible for obtaining necessary permits.
- ✓ Keep landscaping trimmed, pull weeds, and keep your yard looking polished throughout the growing season.
- ✓ Make sure all lawn equipment is in proper working order.



Call 811 before you dig!

- ✓ Contact Miss Utility at least 2 full business days prior to digging to ensure utility lines are properly marked.
- ✓ This is a free service.
- ✓ Please refrain from removing flags until project completion.
- ✓ Flags should be removed by homeowner who requested the service.

Is It Covered?

If you notice anything out of the ordinary when checking your home for basic maintenance, contact your builder warranty.

Beazer: 888-623-2937

Dan Ryan: 866-559-6823

Outdoor Activities

With warmer weather approaching, we wanted to include some information about local pools, farmers' markets, and other outdoor activities.

Please visit <http://www.visithagerstown.com/events> for a calendar listing of all events in Hagerstown.

Local Pools:

- Potterfield Pool - 730 Frederick Street, Hagerstown
- Halfway Park – 17901 Halfway Boulevard, Hagerstown
- Williamsport Pool – 11 Park Road, Williamsport

Local Farmers Market:

- Hagerstown City Farmers Market - 25 W Church Street, Hagerstown
- Pennsylvania Dutch Market – 1583 Potomac Avenue, Hagerstown
- Rinehart Orchards – 14511 Rinehart Road, Smithsburg
- Cronise Market Place – 312 South Main Street, Boonsboro

Nearby Outdoor Fun:

- Greenbrier State Park – 21843 National Pike, Boonsboro
- Yogi Bear's Jellystone Park – 16519 Lappans Road, Williamsport
- C&O Canal
- Appalachian Trails

Parents of school aged children may want to begin considering summer camps. Camps and summer care fill up quickly.

OTHER REMINDERS

- HOA payments are due by the 1st of the month.
- Pets must be leashed when outside of a fenced in yard.
- Congratulations Graduates! If your family is having a celebration, please be mindful of your neighbors. Use overflow parking when necessary.
- Please be careful of the construction vehicles in the neighborhood. Additionally, please stay off the new construction sites.
- Do not park your vehicles in the grass of the common area.
- Please remember to clean up after your pet.
- Visit our website! www.greenfieldatcollegiateacres.com
- Join our community Facebook group. Search "Official Greenfield at Collegiate Acres" and interact with your neighbors.
- Got Junk? You can schedule bulk trash pick-up with the City by calling 301-739-8577 ext. 178
- See something, say something.

Newsletter courtesy of Bianca McKenzie and Jennifer Klein