



# NEWSLETTER

SEPTEMBER • OCTOBER 2009

## 2009 MAINTENANCE CAMPAIGN.

The deadline for exterior maintenance was JULY 1.

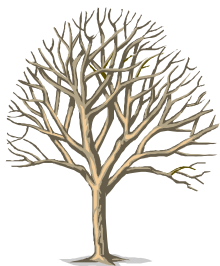
The deadline for chase covers was SEPTEMBER 15. If your chase cover has not been repaired – you will receive a fine.

BUXMONT ROOFING offered Somerton Forge residents a discount on repainting chase covers. Buxmont will remove the rust and paint the cover for \$150. CALL - 215-639-2666.

## YARD WORK.

Remember, lawn care is a weekly issue. Also, it is important to remove weeds – at the curb, between driveways, and in your planting beds.

Be sure to stay on top of lawn issues. Grass must be cut, weeds must be removed– it is a constant and continual process to keep Somerton Forge looking its best!



## TREE PRUNING.

Arrangements are being made for all homeowners to have their curb-side trees pruned in the November-December timeframe when trees have lost most of their leaves. Most curb-side trees are overgrown and some are impeding the street lights which impact the safety and security of us all.

Homeowners will be notified in writing with regard to tree pruning.

## SCHOOL IS BACK IN SESSION.

Our children are back to school and the school buses require your attentiveness when it comes to proper protocol. You must STOP when the bus is loading or unloading. Please make every effort to obey the speed limit and stop signs. Many times the children are either running for the bus or running home and are not looking for cars moving up and down our streets. Each driver must be aware and keep their eyes on the school children.

## PARKING.

It has been observed that several parents are parking their cars along the exit area of Somerton Forge in early morning waiting for the school bus with their children. This is dangerous and is NOT PERMITTED. Parents may park on Bellows Lane on the detention basin side with the lead car watching for the bus. However, it might be a better idea if the parents of children who are picked up at the front of Somerton Forge contact the management office with the name and age of their child, the school they attend, and the bus #, we can try to have the bus stop moved from Bustleton Pike to inside the development.

## [www.somertonforge.com](http://www.somertonforge.com)

Check out the Somerton Forge website! Our site is easy to use, contains lots of information and is a valuable resource for all members. You can email directly to the management company from the management page - [manager@rmmcondos.com](mailto:manager@rmmcondos.com). Take a look!

## [www.freewebs.com/lsneighborhoodwatch/](http://www.freewebs.com/lsneighborhoodwatch/)

The Lower Southampton Town Watch newsletter is now online. Check it out!



Turn on channel 28 (Verizon) or channel 22 (Comcast) to watch what is on our Lower Southampton TV station. In addition, the most recent Board of Supervisor's meeting is re-broadcast every Tuesday, Thursday, and Sunday at 2:00 PM and 7:00 PM on the TV station.

Somerton Forge  
Homeowners' Association, Inc.  
**[www.somertonforge.com](http://www.somertonforge.com)**  
*managed by:*  
REALTY MANAGEMENT & MAINTENANCE  
456 Germantown Pike, Suite 2  
Lafayette Hill, PA 19444  
**ELIZABETH ASHDALE-LAMENT**  
**610-832-0500**

board of directors & officers:

<i>President:</i>	
JOAN GRIFFIN	215-364-1791
<i>Vice President:</i>	
STEVE COYNE	215-953-1789
<i>Secretary:</i>	
HARVEY WHITE	215-322-2443
<i>Treasurer:</i>	
Lou Krassen	215-364-6416

## **BUDGET & COUPONS.**

The Board is working on next year's budget. Coupons for year 2010 association dues will be mailed to you prior to the Thanksgiving holiday. Your assessment covers:

- **LIABILITY INSURANCE** - Common Ground and Directors & Officers
- **LANDSCAPING** - Common Ground
- **MANAGEMENT** - Property & Financial
- **UTILITIES** - Electric & Water
- **SNOW REMOVAL** - Private Streets
- **CAPITAL RESERVE FUNDING**

## **LIABILITY ISSUES.**

The Association cannot authorize the use of our streets and cul-de-sacs as play areas due to insurance liability issues. Your cooperation is required to ensure compliance.

- **SCOOTERS** - not permitted on our streets.
- **SKATEBOARDING** - not permitted ANYWHERE at ANY TIME.
- **PORTABLE BASKETBALL BACKBOARDS** may only be placed in the driveway.
- **FIREWORKS** – not permitted in Somerton Forge.

## **DON'T SPEED.**

Even the neighborhood children have complained about the residents who speed on our streets. **DON'T SPEED.** Pay attention, **SLOW DOWN**, drive safely and **STOP** at the **STOP SIGNS**. Your cooperation could prevent a tragedy. **DON'T SPEED.**

## **TRASH CANS**

DO NOT leave trash cans in front of your home. You will be fined if your can is left out and visible from the street. Be smart, put the can away!

## **CLEAN UP AFTER YOUR PET!**

Clean up after your pet – each and every time. DO NOT walk your dog on your neighbors' property. If you do – you will be fined.

Be responsible. Act responsibly.  
Clean up!

## **SAFETY & SECURITY**

KEEP YOUR PROPERTY WELL LIT.  
TURN ON YOUR OUTSIDE LIGHTS.  
ADDRESS NUMBERS MUST BE VISIBLE AND EASILY READABLE FROM THE STREET.

## **SNOW REMOVAL POLICY**

Although no one likes to think about the upcoming snow season - it makes sense to mention our SNOW REMOVAL POLICY and to be very clear that any vehicle parked in the street during a snowfall will be in violation of the policy and the homeowner will be fined.

- ALL homeowners, tenants, and their guests must park off-street at the beginning of the snowfall.
- Keep your cars off the street. The plows will make several passes before snow removal is completed.
- Members are required to shovel their sidewalks after the snow has stopped.
- Do not shovel the end of your driveway until plowing is completed.
- Do not plow, shovel or blow snow into the street.

Each year, we need to "reacquaint" ourselves concerning our snow removal policy. We must work together to make the most of snow removal so that our streets are as safe as they can be. We are all responsible to follow the guidelines to ensure our success.

Because it can snow at any time of the day or night, snow removal can take place at any time. Be prepared – park your cars in your driveway.

We will have optimal results if we all comply with the course of action outlined above. You are reminded that snow policy violations are \$250 per occurrence.



## **REAL ESTATE INFORMATION**

The deed to your property identifies certain restrictions such as the fact that your property is part of a homeowner association and, as such, requires the Association to provide documents when a property is transferred.

Settlement of your property can be held up if the appropriate documents are not provided.

Be sure to keep the Association informed of your intention to sell or rent.

In 2008, two homes sold.

In 2009, one home sold for \$296,500, one home is under agreement, with two homes currently for sale:

**218 ANVIL DRIVE  
150 FORGE LANE**

### **PUTTING YOUR HOME ON THE MARKET?**

Request permission **FIRST** before you place a “**FOR SALE**” sign on your property. Call **215-364-1791** with any questions. Put your request in writing and forward to:

**JOAN GRIFFIN**

**150 Forge Lane, Feasterville, PA 19053**

### **WHAT COSTS YOU CAN EXPECT**

#### **SELLER**

- \$225 - Resale Package
- Unpaid Association Fees, Late Fees, or Fines

#### **BUYER**

- \$130 Capital Reserve Contribution
- \$130 Two Month's Dues Prepaid

**GOT A SIGNED SALES AGREEMENT?** The Uniform Planned Community Act (UPCA) provides protection to prospective buyers with regard to resales. Once you have a signed Sales Agreement, you must **immediately** provide a copy of the Agreement to the Association in order to comply with this law. Within 10 days, the Association must provide a “**5407 Resale Package**” to prospective buyers which include a **certificate; current budget; financial statements; declaration; and insurance certificates.**

## **LOWER SOUTHAMPTON TOWNSHIP requires Use & Occupancy Inspections.**

**Below are some guidelines to help better assist you.**

- A. There must be GFIC outlets within 6 feet of any water source including washing machines, laundry tubs, kitchen sinks, bar areas, and sump pumps.**
- B. A working smoke detector on each floor including basement plus all bedrooms.**
- C. Bathroom ventilation (window or fan) in bathrooms with showers and baths.**
- D. Heater must be clear of combustibles (gas or paint cans, etc.)**
- E. Windows in good condition – not broken or cracked.**
- F. Sump Pumps must discharge to the outside of yard (not sewer). Any sump pump pits not being used must be filled with cement. Sanitary sewer vent cannot accept water.**
- G. Decks must be in good condition (not rotted wood, railings tight).**
- H. Yard Sanitation must be in safe and clean condition, trees and bushes must be maintained.**
- I. Sidewalks should not have large cracks or vertical edges, change in level edges should not be more than ¼ inch.**
- J. Railings must be tight and secure, both interior and exterior.**
- K. Siding must be in good condition.**
- L. Roof Drains – clear gutter and proper discharge.**
- M. House numbers should be 4 inches or larger.**

**Any other unsafe condition should be repaired or replaced before Inspection. (electrical junction boxes not covered, electrical panel doors, etc.) Properties sold as is must be inspected and will be granted a Temporary Certificate to take to settlement, the buyer will have 18 months to make repairs. Any property sold or rented without a Use & Occupancy Certificate will receive a **VIOLATION** from Lower Southampton Township.**

# ARCHITECTURAL REVIEW COMMITTEE.

## **ALL EXTERIOR CHANGES MUST BE APPROVED BEFORE THE WORK IS DONE. NO EXCEPTIONS!**

You must contact the Architectural Review Committee before you make an exterior change to your home (see Article VII of your Declaration). This includes changing light fixtures, replacing the wood on a garage with vinyl siding, expanding a patio or deck, changing the landscaping, replacing a front door, or replacing windows.

**Contact STEVE COYNE, ARC Chairman, at 215-953-1789.**

■ **HOW TO REQUEST PERMISSION.** Use the ARC "Request for Approval" form and submit as directed. The form is easy to use and can be used for all exterior change requests. Approval may be delayed if full and complete information is not provided in your request.

Be sure to sign your request!

Make 2 copies and mail to:

**STEVE COYNE**

**130 Forge Lane, Feasterville, PA 19053.**

■ **TOWNSHIP PERMITS.** Permits are required for: decks, plumbing fixtures, electrical, repairs, and new siding on existing structures.

You need written approval from the ARC before you can apply for a PERMIT with Lower Southampton Township. Before starting projects such as repairs or replacements, residents must obtain permits from the township. Residents should contact:

**Lower Southampton Township  
Dept. of Licenses & Inspections  
215-357-7300**

**EXTERIOR CHANGES.** Don't make the mistake of thinking you can perform exterior work without obtaining permission in advance. A few residents have taken the approach that it is ok to make the changes and then apply for approval. It does not work that way. Should you want to take that chance, you should know that you will be fined. Several homeowners have already taken that path and they have been fined. Please be guided accordingly.

**J.P. Mascara & Sons  
800-432-1616**

## **Trash, Recycling & Yard Waste Information**

- Make sure your trash is secure.
- Use heavy-duty bags and tie securely.
- Put a lid on your trashcan.
- Pick-up any trash or litter you see in the street or collected in the storm drains.

**TRASH COLLECTION.** Trash is collected on **WEDNESDAYS** and **SATURDAYS**. Each residence is limited to **6 bags or cans of trash** per collection day. Put your trash at the curb **after 6:00 PM** the evening before pick-up.

**YARD WASTE.** From **APRIL 1 to DEC 15**, yard waste (grass, garden clippings, leaves) will be collected on **MONDAYS only**. There is no limit to the number of cans or biodegradable 30-gallon paper bags of yard waste you can set out.

**BULK ITEMS.** One bulk item (furniture, major appliances, etc.) may be put out on **SATURDAY only**. Carpeting must be cut up into 3-foot widths, rolled up and tied. Up to 10 rolls of carpeting may be put out per collection. Call **800-432-1616** to arrange a pickup before putting a refrigerator, freezer, air conditioner or dehumidifier out for collection.

**NO HAZARDOUS WASTES!** Car batteries, gasoline, motor oil, pesticides, oil-base paints and other toxic and hazardous materials do not belong in the trash. Call **Bucks County's Household Waste Hotline** at **215-238-9991** for information on disposing of these materials.

**RECYCLING COLLECTION. SATURDAYS ONLY!** **CANS, GLASS & PLASTIC** can be commingled in any recycling bin.

**CANS.** Aluminum beverage cans. Steel and Tin food and beverage cans. Please rinse the can and remove the lid or push it into the can. No need to remove the labels. No foil or food trays, please!

**PLASTICS.** #1 and #2 food and beverage containers only. Most soda, milk & water bottles fit this category.

**GLASS.** Clear, green or brown glass food and beverage containers such as jars and bottles only. Remove lids and rinse. Leave labels on. No light bulbs, mirrors, window glass, etc.

**PAPER.** Newspapers, magazines, office Paper, & phone books less than 1.5 inches thick must be tied in bundles or bagged with paper grocery bags and placed at the curb.