



EVERY'S FIELDS FOCUS

www.afhoa.org



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AFHOA ANNUAL MEETING

The Avery's Field Homeowners Association annual meeting will be held at 7:00 p.m. on Monday, May 12th. The meeting will be held at Ed Sarver's house at 203 Jacobs Court. All homeowners are invited to participate. If you wish to place an item on the agenda, please contact President, Mike Sherry. Items currently on the agenda are:

- 2007 Financial Report
- 2008 Budget
- Clean-Up Day Agenda
- Nominating Committee
- Avery's Fields Community Activities

COMMUNITY ACTIVITIES

The AFHOA Board of Directors is seeking volunteers to assist in organizing several activities for the Avery's Field community. Activities being discussed include ways to support our Cranberry Cup softball team, a summer block party and a Halloween parade. The purpose of these activities is to build a sense of community and allow us to share our common bond of being residents of Avery's Fields. The activities will also provide an opportunity for all homeowners to know their neighbors better, both long term residents and new residents. If you are interested in these efforts to build community, please contact Ed or Lorraine Sarver at 724-741-0693 or esarv@zoominternet.net by May 15, 2008.

EVERY'S FIELD'S HOMEOWNERS ASSOCIATION WEBSITE

Just a reminder to check the Avery's Field Homeowner's Association website for information concerning our community. Just go to the website at www.afhoa.org. You can log onto the private section by using **afhoa** as the user name and **afhoa16066** as the password.

The website includes among other things a directory of Avery's Fields residents, minutes of the AFHOA Board meetings, financial reports, and the covenants. Your comments regarding the website are welcome.

COMMON GROUNDS MAINTENANCE

Last year AFHOA made the decision to do lawn fertilizer treatments on our own rather than hire a contractor. Many thanks to Mike and Bruce for their time and efforts keeping up with the treatments.

A contract was awarded for common grounds mowing and other maintenance. Competitive quotes have helped keep the costs in line.

Common grounds maintenance is the highest percentage of AFHOA budget. Keeping these costs down without sacrificing quality appearance is the key to controlling homeowner dues.

YOU COULD BE PRESIDENT - NO SUPER DELEGATES NEEDED

The Avery's Fields Homeowners Association is now in its fifth year as the official governing body for Avery's Fields. Most of the Association's business is conducted by a 5 member board elected by the homeowners. Board members serve a 2 year term with two members elected from Phase I, 2 members from Phase II and one member elected at large. The primary services provided by the Board include managing the fiscal affairs of the Association, maintaining the common grounds, and protecting the rights of the homeowners by upholding the covenants. These services are easy to take for granted until they are neglected.

Picture a weed-filled yard or common area next to your beautiful home or an abandoned car on your street.

Although the elections are not until fall, it is not too early to be considering whether you want to become a candidate for the Board. A number of the current members will have served two terms on the Board and will not be returning next year. This is a great opportunity to contribute to our neighborhood and help preserve the quality of life we know at Avery's Fields.

WHO DO YOU CALL: AFHOA OR CRANBERRY TOWNSHIP?

Many residents of Avery's Fields cite "nice neighbors" as one of the things they like about living in our neighborhood. It is not uncommon to see neighbors helping each other and showing other signs of respect and caring for those who live around them. Based on discussions among other homeowner association representatives at the township neighborhood forums, we are fortunate to have far fewer disagreements than seems to be the norm.

When there is a dispute, there is always the question of whether this is a homeowners association matter or something that should be referred to local municipal officials. For example, while speeding is certainly a disregard for the safety of our neighbors and especially our children, it is not within the responsibilities of the AFHOA to address that issue. Speeding is a police matter and should be referred accordingly. Conversely, if a homeowner fails to maintain his or her property as required by the covenants, the AFHOA has the obligation and the authority to protect the rights of the other homeowners by warning or even levying fines against the homeowner who is in violation. Who do you call? If it's in the covenants, contact the AFHOA. Otherwise, it is probably best to contact the municipal officials.

ANNUAL AFHOA GARAGE SALE

The annual Avery's Fields garage sale is slated for Saturday, May 17th from 8AM until 1PM rain or shine. If you are interested in participating just place balloons on your mailbox the day of the sale. Ads will be placed in the local newspapers

and signs will be posted at all entrances. If you have any questions contact Chris Sherry at (724) 742-2708.

BUDGET UPDATE

The only news from the Budget Department that most of you consider important is that, as you already know, your quarterly dues have not increased. They have held steady since mid 2005 when they were elevated so that the association was not underfunded on occasion until the next dues arrived.

Because of some prudent fiscal management, a favorable three year landscaping contract, an absence of catastrophes, and a lot of volunteer labor, we now have some surplus cushion. We hope to not need too much of that to correct some street light conditions that we are enduring. An eventual costly decision on the condition of our centerpiece barn also looms over our heads for some future time. We have a new landscape provider this year who we hope will continue to provide us with an attractive looking neighborhood at a reasonable rate.

One example of a significant cost savings is the common ground fertilization and weed (read: dandelion) control that has been done each year. The President and the Budget chairman succumbed to financial considerations and volunteered to spread the weed-and-feed themselves last year, both spring and fall. Mike Sherry did Phase II and the pond area while I did Phase I. It was well worth the aggravation because we saved a couple thousand dollars over the previous commercial application.

Now...Speaking of volunteers, we will have a spring work day scheduled before long which depends on a few nice folks showing up to pick up, clean up, fix up, some things. It is relatively painless but is a big help. Please give it a favorable thought. It is better than raising the dues.

COVENANTS REMINDER

With spring in the air, this is just reminder to all homeowners that it is mandatory that you receive **PRIOR** approval from the AFHOA if you plan to install a fence or pool in your backyard. Such items such as height, type and location are specified in our covenants and if you do not adhere to those guidelines you will be in violation of the AFHOA covenants.

MAILBOX INFORMATION

If you are in need of a new mailbox and/or post the following is the approved AFHOA replacement source: Country Mailbox Shoppe, Greensburg, PA. Tim Mikos is the owner and you can contact him at (724) 875-6609.

The mailboxes that were originally installed when the plan began have been discontinued by Hanover Lantern. The replacement style you need to order is made by Hanover Lantern called the Inverness #1, Mailbox M112 this includes mailbox and post without wrap around base, with address plaque, vinyl numbers and upgraded PC-14 finial. The cost with mailbox is \$352.12 plus \$36.00 shipping, 6% PA tax.

Prices for separate items are as follows:

- Inverness mailbox - \$127.82 plus shipping & 6% tax
- Smooth post - \$107.90 plus shipping & 6% tax
- PC-14 upgraded finial - \$45.00 plus shipping & 6% tax
- Address plaque - \$56.94 plus shipping & 6% tax (vinyl lettering on plaque will be an additional \$15.00)

If you are interested investigating any possible warranty issues on your mailbox you can contact Hanover directly at sales@hanoverlantern.com.

HOMEOWNERS ASSOCIATION BOARD

Elected January 2007

Mike Sherry, President	724-742-2708
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Tim Kopaniasz, Vice President	724-741-6378
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