



# EVERY'S FIELDS FOCUS

www.afhoa.org



Vol. 5, Issue 5

published quarterly

October 2008

Newsletter Editor: Chris Sherry csherry@echomatrix.net

Web Master: Sobhan Padamati sobhan@padamati.com

## YOUR HOUSE, YOUR NEIGHBORHOOD

Avery Fields continues to be one of the premier neighborhoods in Cranberry Township thanks to all the families that call Avery's Fields home. With the number of amenities that our neighborhood has to offer like open common grounds, fishing pond access, level streets and a wonderful sense of community that you feel the minute you become a resident. Many Homeowners Associations find the challenges of a maturing neighborhood difficult to manage and keep up with. But the Board of Directors of Avery's Fields is proud to be able to say that we have taken on the challenges much like each of you have done with your own home: One challenge at a time. As you take your morning or early evening walk around Avery's Fields you can't help but notice the pride that each homeowner has in the look and appearance of their house. Each season brings a new and exciting feel to our neighborhood thanks to hard work and pride of our homeowners. The little things that you do make a difference in our lives!

I wanted to give you a quick re-cap of some of the issues that we have and are dealing with:

**Lighting:** This is an ongoing maintenance issue that the Board deals with on a monthly base. Anytime a lamp post or light is not working we try to fix it as quickly as we can. Please understand that sometimes it is an easy fix like a bulb. But many times it is a sensor problem, a blown fuse or a short in the electric line that feeds the lights. These problems take a much longer time to solve because of the nature of the repair. Often it requires Penn Power coming out to reset and replace the fuse or hiring an electrician to replace the entire electric line.

**Pond:** We are in the process of contracting with a pond maintenance company that will work with us in 2009 to limit the amount of algae in the pond. The pond area is one area that we could really use some help with. Taking a walk around the

pond and picking up the garbage would really be helpful in keeping the look of the pond in great shape.

**Barn/Pavilion:** We are working on adding outside lights to the pavilion area by the barn. This summer we had a fire underneath the pavilion that could have completely engulfed the barn if it hadn't been extinguished. The Board continues to work with the Township Police to try to cut down on the loitering at the barn.

Some of you might be asking how can my family help out the Association? First and foremost is to continue to take pride in your house and lawn area. Understand your responsibilities as a homeowner in regards to the covenants. Become involved in the Association either as a Board member or a volunteer. For example if you like to take your kids to the pond and fish then volunteer to help us keep the pond and pond area looking great. Maybe even organize a spring fishing tournament and picnic.

As the above title states "It's Your House. It's Your Neighborhood."

Finally, I want to personally thank one of our outgoing Board Members. Ed Saver has been on the Board for the past 4 years and has held the post of President for two of those years. Words can not begin to describe the amount of time, work and effort Ed has put into the Avery's Fields Homeowners Association. He is truly a great neighbor and friend. On behalf of all the residents of Avery's Fields...THANKS!

---

## FENCES AND SHEDS

To be sure we avoid any misunderstandings about fence erection, please remember that the covenants state "All fence materials, types and colors must be approved in writing by the Declarant **before** installation of any fence". Any storage sheds must also be approved in writing.

### **AFHOA BOARD ELECTION 2008**

The Avery's Fields Homeowners Association is now in its fifth year as the official governing body for Avery's Fields. 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. The Board holds brief meetings each month and is assisted by RJ Development in managing association affairs.

It is time for the election of a new board for the 2009 and 2010 term. This is a great opportunity to contribute to our neighborhood and help preserve the quality of life we know at Avery's Fields. If you are interested in being a candidate for the Board, please contact any Board member for additional information or to be placed on the ballot. The election will be held before the end of October and the new Board members will assume their duties on January 1, 2009.

---

### **AVERY'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](http://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.

### **STREET TREES/GROUNDS MAINTENANCE**

The recent heavy winds have damaged a number of our trees, including street trees which are required by the covenants. Some lost large branches but others were totally lost. Nearly all were pear trees.

The covenants Section 4.1 (I) states that "street trees" which die are to be replaced with "a tree of identical species" which seems to have become inadvisable in two situations.

First, pear trees, particularly Bradford Pears, are very susceptible to damage as we have just witnessed. Cleveland Pears are reputed to be much more resistant to wind and ice damage so would seem to be a better choice. The appearance of the two is very similar.

Second, many of our street trees are Ash trees which we have been told are destined to die in a few years from the Emerald Ash Borer. Because replacement with another Ash would be folly, the unofficial policy of the current AFHOA Board is to permit the replacement tree to be of any species currently used in the plan as street trees since they were approved originally by the developer. Others may be approved upon application to the board but conifers (evergreens) will not be approved because they tend to obstruct the sidewalk too quickly. Maple trees are a suggestion. Tree replacement should be within 6 months of a tree loss. October and May are optimal for planting the new trees that should be no less than 6 foot tall at the time of planting.

Trees that are obstructing sidewalk passage need to be trimmed. Make sure there is at least a 7 foot overhead clearance.

---

**VOTING DISTRICT CHANGE**

In case you didn't receive the notice in the mail, the Butler County Election Bureau has re-divided Cranberry Township into nine voting precincts because of the high number of registered voters in Cranberry Township. Our district name and polling place has changed. Our new district is now named Cranberry Township West 3 and our pooling place is Bible Baptist Church located at 2721 Rochester Road. Any questions please call the Butler County Bureau of Elections at (724) 284-5308 or (724) 284-5309.

**AVERY'S FIELDS WINS THE CRANBERRY CUP**

The Avery's Fields softball team went undefeated en route to winning its first Cranberry CUP Neighborhood Division championship this summer. The team, organized and coached by Tony Harris, finished 6-0 in the tournament, defeating Oakview Estates in the championship game. Members of the team included Tony and Kelly Harris, Erin and Gary McClintock, Larry Mosier, Frank Scherer, Steve Lewis, Dan Stopar, Doug Lucas, Jon Vlasnik, Brian Wilson, Rich McCarthy, Candice Eyerman and Matt Giordanengo. This year, the Cranberry CUP raised more than \$100,000 which will benefit needy families and organizations in the Seneca Valley School District, which includes Cranberry, Forward, Jackson and Lancaster townships and Callery, Evans City, Harmony, Seven Fields and Zelienople boroughs.

**HOMEOWNERS ASSOCIATION BOARD**

*Elected January 2007*

Mike Sherry, President <a href="mailto:msherry@cbsradio.com">msherry@cbsradio.com</a>	724-742-2708
Tim Kopaniasz, Vice President <a href="mailto:tkopaniasz@hjheinz.com">tkopaniasz@hjheinz.com</a>	724-741-6378
Ed Sarver, Secretary <a href="mailto:esarv@zoominternet.net">esarv@zoominternet.net</a>	724-741-0693
Bruce Grinager, Treasurer <a href="mailto:rbruceg@aol.com">rbruceg@aol.com</a>	724-779-9865
Chris Beiter, At Large Member <a href="mailto:ckbeiter@zbzoom.net">ckbeiter@zbzoom.net</a>	724-776-5271