



Chairperson's Corner— George Martin

Hello Shareholders,

I hope this edition of the Motivator finds you in good spirits and good health.

While winter is winding down but not going without additional bad weather, it has been a cold and wet season. I look forward to nicer weather and warmth. With that said, I always mention beautification of the development. As the weather changes and flowers bloom, we should be mindful of cleaning up our units. Perception is important and helps future shareholders/residents who are looking to join our cooperative feel like they are buying into a beautiful place. "Spruce up your Unit".

Community beautification is one of the Board's as well as Management's top priorities. We ask you to please keep your unit nice inside and out. It's not just Perception, it is Reality.

Every year we see more and more people taking pride in their homes and are doing a fabulous job sprucing up their unit inside and out. This all goes to the overall perception and fact that Warminster Heights is moving in the right direction. Capital Improvements continue by installing roofs, siding, handrails and foundation work into the homes. Please help us continue our efforts to make Warminster Heights a great place to live.

A reminder: If you have an issue please go the Management Office before you bring it to the WHHOA Board of Directors.

Have a safe rest of the winter weather and I look forward to seeing you at the Board meetings or in the neighborhood.

George Martin

WHHOA Board Chairman

Managing Director's Corner—John M. Boyle

Spring is March 20th. Now that the weather is getting warmer:

- Please clean your yards of leaves.
- Please clean your yard of lawn debris.
- Please inspect your shed.
- Please inspect your fence.

You are responsible for the upkeep and repair of your shed and fence. If they are not kept in good repair, they need to be taken down and removed from the property.

WHHOA will be continuing yard inspections.

- If you are not in compliance with WHHOA rules and regulations, you will be cited and fined.
- If you are not in compliance with Warminster Township Ordinances, you will be referred to the Township for possible action.

Trash and Recycling.

- Please **DO NOT** put out your trash and/or recycling out before 6:00 p.m., the night before trash day.
- Please place ALL your trash and recycling in bags and containers to help prevent it from being blown around the entire neighborhood during windy days (which seem to always occur only on trash days!).

Inside this issue:

Chairperson Corner	1
Managing Director Corner	1
Board of Directors	2
Management	2
Maintenance Director Corner	3
Management Hours	2
Senior Center	4
WHDC	5

Board of Directors

George Martin	Chairperson	Board of Directors Meeting Dates: All monthly Board of Directors meetings are held on the second Tuesday of every month at 7:00 p.m.	June 11, 2019
William Emsley	Vice-Chairperson		July 9, 2019
Nancy Mayer	Treasurer		August 13, 2019
Patrick Mattes	Vice Treasurer		September 10, 2019
Samira Davis	Secretary		October 8, 2019
Denise Chilton-Colon	Member		November 12, 2019
Jose Quinones	Member		December 10, 2019
Rose Russell	Member		Annual Election: September 26, 2019
Kermitta Wiedemann	Member		January 8, 2019
			February 12, 2019
		March 12, 2019	
		April 9, 2019	
		May 14, 2019	

Management

Staff

John M. Boyle	Managing Director
Pete Croak	Maintenance
	Director
Shirley French	Family Housing Manager
Rita Hrin	Office Manager
Theresa Gordon	Resident Services
Rachel Flanagan	Administrative Asst.

Office Closing Schedule

New Year's Day:	January 1, 2019
Martin Luther King	January 21, 2019
Presidents' Day:	February 18, 2019
Easter:	April 22, 2019
Memorial Day:	May 27, 2019
Independence Day:	July 4, 2019
Labor Day:	September 2, 2019
Columbus Day:	October 14, 2019
Veterans' Day:	November 11, 2019
Thanksgiving:	November 27 & 28, 2019
Christmas:	December 25 & 26, 2019

Management Office Hours

The Warminster Heights Home Ownership Association Management Office hours of operation are as follows:

1st through 10th of the month—Open Monday through Friday, 8:00 a.m. until 6:00 p.m.

11th through 31st of the month—Open Monday through Thursday, 8:00 a.m. until 6:00 p.m.

If you have a maintenance emergency on a Friday after the 10th of each month, call the Management Office at 215-672-0610 and leave a message, state your name, address, telephone number and state the problem. This procedure is for maintenance emergencies only. Emergencies after hours, weekends and holidays call

267-688-6628

Important Telephone Numbers:

Management Office	215-672-0610	Fire/Smell Gas	911
Emergency	267-688-6628	Warminster Police	215-443-5000
Mascaro Trash	800-432-1616	Area on Aging	215-343-9100
A to Z Auto Center	215-674-4401	Municipal Authority	215-675-6113
PECO	800-494-4000		
Opportunity Council	215-345-3295		

Maintenance Director's Corner-Pete Croak

Yard Inspections: Now that the warmer weather is here we are going around inspecting yards to ensure compliance with WHHOA Rules & Regulations. Please make sure that your yard is maintained (grass cut/trimmed, and bushes/hedges are trimmed). If we find something wrong, the management office will notify you in writing "just once".

DO NOT PILE STUFF UP AGAINST YOUR UNIT!!!!

Once again, we have been getting calls about the cable company and telephone phone company installing services in your unit. You must inform the management office, first. We do not want companies drilling holes through our siding. Failure to do so will be a cost to the resident for the repairs. Set up appointments during office hours. NO EXCEPTIONS.

Permits: If you plan to do any construction in/out of your property, you must first get approval from WHHOA, submit plans, and then you or your contractor must get a permit from the Township. Before you dig any hole(s) on your property, you must first call PA ONE CALL, at 811. (This includes mailboxes and any bushes)

Pools and spas: As you are aware, pools and spas must be secured inside a fenced-in area. All fences must have a self-locking gate (on all gates), and you must follow the electrical code. Any questions, please contact Management Office.

NO EXCEPTIONS.

WHHOA is implementing an inspection program and will be inspecting all 698 units. The resident will be notified via mail or door card. You will need to make sure that the Management Office has a key to your unit. Any pets must be secured. The results of these inspections will help us with scheduling maintenance work, as well as, any major projects in the coming years. Article 16 of your Occupancy Agreement. Reads in part: The Member agrees that upon due notice the representatives of any mortgagees holding a mortgage on the property of the Corporation, the officers and employees of the Corporation and with the approval of the Corporation, the employees of any contractor, utility company, municipal agency or others, shall have the right to enter the dwelling unit of the Member and make inspections thereof at any reasonable hour of the day and at any time in the event of emergency.

Attention to All Scrappers: You are not permitted to store scrapping in your yards. You will receive a notice from Management Office to remove; if not removed you will receive a \$25.00 fine each day until removed.

Storing refrigerators or freezers outside your unit is PROHIBITED. You will receive a notice from Management Office to remove; if not removed you will receive a \$25.00 fine each day until removed.

Once again, refrigerators left outside for pick up **YOU MUST REMOVED DOORS. NO EXCEPTIONS.**

Since Spring is here, just a reminder that when you mow your lawn you must trim inside and outside fence. Warminster Township ordinance prohibits blowing or raking leaves into streets. **PLEASE CLEAN UP YOUR GRASS CUTTING.**

Fences: Some of the fences in our community are not in good condition. If you receive a letter from Management Office; please complete repairs or you will have to remove your fence. **PRIVACY FENCES ARE NOT PERMITTED IN WARMINSTER HEIGHTS; IF YOU HAVE A PRIVACY FENCE PLEASE REMOVE IMMEDIATELY.**

Basketball nets are NOT to be set up on street side of road. Warminster Heights will remove and put in your yard, and you will be charged for the cost of doing so.

J. P. MASCARO is not permitted to take televisions, monitors, microwaves and any large electronic items. Stop in Management Office for a flyer. Anyone who does not adhere to this policy; you will be fined and removed and the cost of doing so will be assessed to your account.

Monday Trash Collection: Regular trash, recycling (only recycling or will not be picked up), yard waste (brown leave bags) and tree waste (must be in 4' pieces and tied together). Thursday Trash Collection: Regular trash and up to 3 bulk items. **DO NOT PUT YOUR TRASH OUT BEFORE 6:00 P.M. THE NIGHT BEFORE.** On a windy day, please secure your trash cans and recycling bins and clean up trash that blows around.

Warminster Heights is planning to do some paving & sealcoating some parking lots. At that time line stripping and numbers will be done. Please park Only in your # spot, do not park in your neighbors. Please let your guests know that they are not to park in numbered spots only "V" marked spot or overflow. If you need your number in your assigned spot, please contact office. **DO NOT SPRAY PAINT YOUR NUMBER. IF YOU DO AND WE NEED TO FIX YOU WILL BE CHARGED!**

Once again, please clean up after your animals. The Management Office receives numerous telephone calls. This is also a Warminster Township ordinance with up to a \$300.00 fine. Your dog must be fenced and leashed if walking at all times as this is part of Warminster Heights Pet Policy.

Managing Director's Corner—John M. Boyle

Continued from Page 1

- Please see photos, below, on what **NOT** to do.



We are proud of this property and the support and cooperation of you and your family, as a resident of Warminster Heights, and a member of Warminster Heights Home Ownership Association (WHHOA), are necessary for us to maintain our high standards.

Respectfully!

Senior Center—Annette Page

Any Resident 55 years or older is eligible for lunch at Warminster Heights Senior Center. 8:30 a.m. until 12:00 p.m. If you are interested in lunch; please be at center by 11:30 a.m. so we can get a count.

Lunch is available Monday thru Friday. A suggested donation of \$2.00 is welcomed.

Senior Center telephone number is 215-672-0610 ext. 130.

Produce Vouchers are now available now thru September.

All eligible seniors at least 60 years of age, resident of Bucks County and an annual income of less than \$22,000.00 a year will receive \$20.00 worth of fruits and vegetables.

Come to Senior Center, Monday thru Friday, 9:00 a.m.—1:00 p.m.

Property Insurance and Your Responsibilities as a Warminster Heights Resident:

Warminster Heights Home Ownership Association's insurance underwriter made some recommendations to decrease our risk of property loss. We want to ensure our property is safe and maintained for all residents living here. To do this, we need your help! During warm weather, more residents use outdoor cooking grills, which increases the danger to residents' health and property. When cooking outdoors, please follow these guidelines:

1. Use only listed (e.g. Underwriter's Laboratories, American Gas Assn.) gas grills outdoors maintaining sufficient clearance between the grill and combustible materials, such as your unit, as recommended by the grill manufacturer.
2. Do not use unlisted gas grills under overhead combustible construction, such as a porch roof. Maintain at least 36 inches clearance between combustible construction, such as your unit, and the sides and back of grills. Maintain at least 48 inches clearance between combustible materials and the front of grills.

By following these safety requirements, you can enhance a safe and happy environment for all the residents of Warminster Heights. Residents who do not comply with these requirements will receive a notice of non-compliance with Article 5 of your Occupancy Agreement, "premises to be used for residential purposes only" which states in part "...not permitting anything to be done or kept...which will increase the rate of insurance on the building...".

WHDC—Annette Page

Commodity Supplemental Food Program: CSFP is a monthly food program through the United States Department of Agriculture that targets senior citizens age 60 and above with income at or below 130% of the federal poverty level,

Requirements to Qualify:

1 person in household: \$1,316/month

2 person household: \$1,784/month

For each additional household member, add \$451. **PROOF OF INCOME REQUIRED**

For more information please contact Annette Page, senior center.

Need Help with Pet Food?

Sam's Hope— Yearly income maximum—\$15,000

Application available at Senior Center—Please see Annette Page

Bring social security benefits letter, food stamps benefits letter, driver's license or photo I.D.

IMPORTANT NOTICES TO ALL RESIDENTS:

We are constantly working to improve your community through building repairs, new siding, roofs and paving projects. If anyone is caught vandalizing any part of the community or any property of Warminster Heights and if any guest of a resident is caught, residents caught vandalizing property will be prosecuted and evicted immediately. Please help make Warminster Heights a safe, clean community.

Do NOT disconnect your smoke detectors, or the cost to reconnect will be passed on to the resident.

Do not plant any trees in your yard.

When calling for repairs to your sink, please remove all items from under your sink.

Do not hang any clothing in the heater room. This is a fire hazard. If a fire occurs, you could be held liable! Heater room is not a storage area.

All antennae (satellite TV systems, etc.) are not to be attached to any permanent structures (house, roof, porch, chimney etc.). If found, WHHOA will remove and charge the cost of doing so to your account.

Plumbing Problems: If it is determined by the plumber the cause of the problem was due to a foreign object found clogging the drain (such as toys, pins, plants, grease, baby wipes, etc.) you will be responsible for all charges.

Please be advised, ANY physical or verbal threat to ANY Staff Member, Board Member, subcontractor or Committee person, by any resident or guest of the resident, will result in immediate eviction of the resident without appeal.

Criminal activity will not be tolerated in this community and when discovered, will result in swift eviction proceedings.

If your account is in legal status, you must pay your carrying charges by MONEY ORDER ONLY.

If you smell gas or have a fire in your unit, please call 911.

If you are installing a fence, shed, pool, patio etc., you must complete a permit form from the Management Office.

Pet Policy: Residents must comply with township and state laws regarding pets. Dogs require a license for the year. **Any pet that injures a person or continuously causes disturbances will not be permitted to remain in the community. Limit two (2) pets per household.**

Animals must be restricted, may not run loose, and must be attended by a responsible person capable of controlling the animal. All dogs must be on a leash. Animals will not be permitted to become a nuisance or health problem. Yard and dwelling will be clean and odor free. All waste is to be disposed of in a sealed container and removed on trash day.

Dogs will not be tied to posts or the building. Any dog house kept on the property will be built in a workmanlike manner and maintained in good condition by the resident.

If you see an animal running loose, please call Animal Control at 215-443-5000.

Late Fee Policy: All charges to residents (such as, carrying charges, existing late fees and maintenance charges, etc.) are due on the 1st of every month. However, our present policy permits every resident pay all chares within a ten (10) day grace period without penalty. If the 10th falls on a Saturday, Sunday or holiday carrying charges are due the last business day. In the event that a resident does not pay all charges due, the 10th of the month, the following will occur:

1. On the 11th, residents who did not pay all charges, and who have not signed a payment agreement by the 5th, will be assessed a \$50.00 late fee.
2. Individuals with a payment agreement have until the payment date specified in the particular agreement to satisfy their obligations in full. If a resident fails to pay by the agreement, a \$50.00 late fee will be assessed.
3. If full payment is not received by close of business on the 18th, court proceedings and landlord tenant charges are instituted on the 19th of the month. Costs will be assessed to your account.

Door Locks: If you changed your door locks and have not given the Management Office a new key, please do so immediately. We must have access to your home for repairs and emergency service, per your Occupancy Agreement. If we do not have a key and need to get into your unit for emergency repair and damages are incurred, charges will be assessed to your account. Family Housing Residents are not permitted to change their locks.