



## Chairperson Corner— George Martin

Hello Neighbors:

I want to take a moment to talk about being a Cooperative member and why we are a unique style of housing. Being a Cooperative member has many perks of homeownership without the huge expenses of owning a home. That being said, there are nuances that as a cooperative shareholder you are responsible to uphold. We have By-laws, rules and regulations, and lease agreements etc. We are in this collectively and share the same amenities as the rest of the shareholders in the development. Showing up to Board meetings, attending the annual meeting for voting for the Board and volunteering to help the community are just a few things you as a shareholder should be doing. Your participation is the most important part of being a Cooperative member.

I cannot stress enough how important it is to be active in your community, please volunteer when you can and most of all be a good neighbor. All of these things go a long way to making Warminster Heights an affordable, safe and successful community.

We are very fortunate to experience this type of affordable housing, in an area that has seen prices rise and rents soar.

I look forward to seeing you in the community or at the next Board meeting.

Have a safe and healthy rest of the summer!

Respectfully,  
George Martin

## Managing Director Corner—John M. Boyle

**REMINDER:** ALL structures; including, but not limited to, SHEDS, DECKS, FENCES, POOLS, GAZEBO'S, ENCLOSURES (of porches), etc., MUST first receive written permission from WHHOA. You must:

1. Obtain a permit from WHHOA,
2. Have an on-site meeting with WHHOA,
3. Have the Maintenance Director sign the permit,
4. Obtain a letter from WHHOA, signed by the Managing Director, stating that you have met WHHOA's rules & regulations,
5. Then, take ALL of the above documentation to the Warminster Township Licenses & Inspections Department, to obtain a TOWNSHIP PERMIT.

INSTALLATION OF ANY STRUCTURE WILL NOT BE ALLOWED UNTIL ALL DOCUMENTS AND FORMS ARE FILLED OUT COMPLETELY, SIGNED OFF BY WHHOA MANAGEMENT, AND HAVE APPROVAL FROM WARMINSTER TOWNSHIP IN THE FORM OF A TOWNSHIP PERMIT. A COPY OF ALL APPROVAL DOCUMENTATION, STATED ABOVE, MUST BE PROVIDED TO WHHOA MANAGEMENT PRIOR TO INSTALLATION.

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# Board of Directors

George Martin	Chairperson	<b>Board of Directors Meeting Dates:</b> 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

<u>Staff</u>		<u>Office Closing Schedule</u>	<u>Management Office Hours</u>
John M. Boyle	Managing Director	New Year's Day: January 1, 2019	<p>The Warminster Heights Home Ownership Association Management Office hours of operation are as follows:</p> <p>1st through 10th of the month—Open Monday through Friday, 8:00 a.m. until 6:00 p.m.</p> <p>11th through 31st of the month—Open Monday through Thursday, 8:00 a.m. until 6:00 p.m.</p> <p><b>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 <u>maintenance emergencies only</u>. <u>Emergencies after hours, weekends and holidays call 267-688-6628</u></b></p>
Pete Croak	Maintenance Director	Martin Luther King January 21, 2019	
Julie Ambolino	Family Housing Manager	Presidents' Day: February 18, 2019	
Rita Hrin	Office Manager	Easter: April 22, 2019	
Theresa Gordon	Resident Services	Memorial Day: May 27, 2019	
Rachel Flanagan	Administrative Asst.	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	

# 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 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 may do the work and be forced to charge cost to your account.

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.**

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

Once again, we have been getting calls about the cable company and telephone 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.**

**Attention to All Scrappers:** You are not permitted to store scrap in your yard. You will receive a notice from Management Office to remove; if not removed you will receive a fine and possibly court action..

**Storing refrigerators or freezers outside your unit is PROHIBITED.** You will receive a notice from Management Office to remove; if not removed immediately WHHOA will remove it at your expense.

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

**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 rear 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 also part of Warminster Heights Pet Policy.

## Annual Membership Election—Denise Chilton-Colon Judge of Elections

The Annual Election will be held on Thursday, September 26, 2019 @ 7:00 p.m.

There are three, three year seats on the WHHOA Board of Directors.

There are two, three year seats on the WHDC Board of Directors.

Nominations—WHHOA: Samira Davis, Andrea Jones, Judy Langley, Catherine Martin and Michael Page

Nominations—WHDC: Nancy Trappler

Nominations will be taken at the WHHOA Board of Director Meeting on August 13, 2019 and September 10, 2019.

No nominations will be accepted at the Annual Election.

## Family Housing Corner—Julie Ambolino, Manager

A friendly reminder that if your income changes by \$200.00 per month (an increase or decrease), please notify the Management Office immediately. We will provide you with the appropriate paperwork so that your income status can be reported to HUD for the appropriate changes. Thank you for scheduling your Annual Recertification after receiving your first reminder notice. This helps in ensuring that your Recertification can be processed in a timely manner. Please keep your residence (both inside and out) in a safe and sanitary condition as we have been conducting annual inspections in accordance with the HUD Rules and Regulations as well as WHHOA Rules and Regulations. We appreciate your cooperation in ALL the above mentioned areas.

Please contact Management Office to update your telephone numbers, home and cell. Thank you for your cooperation in this matter.

## 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.