



## Chairperson Corner— William Emsley

Hello Neighbors:

I hope this newsletter finds you well. As life starts to get back to normal I wanted to touch on a few things. The world as we know it has changed and Warminster Heights is part of that. With the cost of living going up we have seen an increase in all of our services. Building materials, water, sewer and insurance to name a few have had an effect on our overall budget. Now more than ever we all need to be diligent with our homes. Please inspect your home for any leaky water pipes. These leaks alone are costing Warminster Heights several thousand dollars for each issue we find. If we identify the issue sooner we can help lower the cost to repair each issue. The Office staff and Board members are committed to ensuring safe affordable housing for all but we need help from the entire community.

Board meetings are the second Tuesday of every month at 6:30 p.m. We encourage all members to come so they can be aware of the current issues within Warminster Heights. We need feedback from the community to help guide us and provide us with constructive ideas.

Please continue to look out for one another. This community has come a long way and it is a testament to all the hard work each member puts in.

Thank you.

Bill

## 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.

**Inside this Issue:**

|                             |   |
|-----------------------------|---|
| Chairperson Corner          | 1 |
| Managing Director Corner    | 1 |
| Board of Directors          | 2 |
| Management                  | 2 |
| Management Hours            | 2 |
| Maintenance Director Corner | 3 |
| Family Housing Corner       | 4 |
| Annual Election             | 4 |

# Board of Directors

|                      |                  |  |                                     |
|----------------------|------------------|--|-------------------------------------|
| William Emsley       | Chairperson      | <b>Board of Directors Meeting Dates:</b><br>All monthly Board of Directors meetings are held on the second Tuesday of every month at 6:30 p.m. | June 8, 2021                        |
| Rose Russell         | Vice-Chairperson |  | July 13, 2021                       |
| Samira Davis         | Treasurer        |  | August 10, 2021                     |
| Denise Chilton-Colon | Vice Treasurer   |  | September 14, 2021                  |
| Laurel Heebner       | Secretary        |  | October 12, 2021                    |
| George Bowers        | Member           |  | November 9, 2021                    |
| Catherine Martin     | Member           |  | December 14, 2021                   |
| Jose Quinones        | Member           |  | Annual Election: September 30, 2021 |
| Kermitta Wiedemann   | Member           |  |                                     |
|                      |                  |  | January 12, 2021                    |
|                      |                  | February 9, 2021   |                                     |
|                      |                  | March 9, 2021  |                                     |
|                      |                  | April 13, 2021   |                                     |
|                      |                  | May 11, 2021   |                                     |

# Management

| <u>Staff</u>    |                        | <u>Office Closing Schedule</u>      | <u>Management Office Hours</u>   |
|-----------------|------------------------|-------------------------------------|--|
| John M. Boyle   | Managing Director      | Martin Luther King January 18, 2021 | <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 maintenance emergencies only. Emergencies after hours, weekends and holidays call</b></p> <p><b><u>267-688-6628</u></b></p> |
| Pete Croak      | Maintenance Director   | Presidents' Day: February 15, 2021  |  |
| Taryn Phillips  | Family Housing Manager | Easter: April 5, 2021               |  |
| Rita Hrin       | Office Manager         | Memorial Day: May 31, 2021          |  |
| Theresa Gordon  | Resident Services      | Independence Day: July 5, 2021      |  |
| Rachel Flanagan | Administrative Asst.   | Labor Day: September 6, 2021        |  |
|                 |                        | Columbus Day: October 11, 2021      |  |
|                 |                        | Veterans' Day: November 11, 2021    |  |
|                 |                        | Thanksgiving: November 24 & 25 2021 |  |
|                 |                        | Christmas: December 23, 2021        |  |
|                 |                        | New Year's December 30, 2021        |  |

# Important Telephone Numbers:

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

# 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. (\$50.00)

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 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. A pool permit is required if putting up a pool. Any questions, please contact Management Office. NO EXCEPTIONS.

**Attention to All Scrapppers:** 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. 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 leaf 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. Mattress and box springs MUST be wrapped in plastic.

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. 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.

Vehicle inspections are ongoing daily. If your vehicle is not inspected it will be tagged and towed away. If you have flat tires, your vehicle will be tagged, you will be given a couple of days to fill tires or the vehicle will be towed. Major repairs are not permitted on the property. Vehicles are not permitted to be left on jacks or concrete blocks.

# Annual Membership Election—Laurel Heebner

Judge of Elections

The Annual Election will be held on Thursday, September 30, 2021

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

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

Nominations must be in person at the meeting and the person being nominated must be there to accept the nomination.

Nominations will be taken at the WHHOA Board of Director Meeting on July 13, 2021, August 10, 2021 and September 14, 2021.

# Family Housing Corner—Taryn Phillips

Hello Warminster Heights!

My name is Taryn Phillips. I'm the new Family Housing Manager for Warminster Heights, replacing Julie Ambolino in this role and I'm so happy to be here. I look forward to meeting each one of you and will in due time. Should you need anything at all or have any questions or concerns, please feel free to contact me at 215-672-0610 or email at [tphillips@warminster-heights.org](mailto:tphillips@warminster-heights.org).

Thanks and please remain safe,

Taryn Phillips



# Warminster Heights Special Promotion

## Earn up to \$300\* Cash!

### Open a New Checking Account and get \$150\*

- **Rewards Checking** - Earn cash back on your everyday purchases by utilizing your debit Mastercard!
- **Everyday Checking** - Round up your transaction to the nearest dollar and save when paired with Round Up Savings!
- **High Yield Checking** - Earn dividends on your balance!

### Refinance any qualifying loan and get \$150\*\*

- **Auto Loan** - lower your monthly payment and experience an average savings of \$1,500\*\*
- **Personal Loan/Line of Credit** - competitive rates with flexible terms. Consolidate credit debt or other personal loans!
- **Home Equity Loan/Line of Credit** - leverage the additional equity in your home at competitive rates and save!

**Promo Code: Warminster21**

77 Downey Drive

[www.inspirefcu.org](http://www.inspirefcu.org)

\*Checking Account Offer available to new consumer checking account members; members with current checking accounts are not eligible for new account bonus of \$150. The \$150 account bonus will be paid in the form of an account credit to the new primary checking account after qualifications are met within the first 60 days, but no later than 60 days past the account opening date. In order to receive account bonus, new account must receive a direct deposit totaling \$500 or more in the first 60 days; be enrolled in and receive account eStatements; and all member accounts are to be in good standing. If any of the preceding qualifications are not met the new account bonus will not be received by the member. The credit union reserves the right to cancel promotion at any time. \$300 bonus paid if both Checking Account AND Loan Refinance promotions are accepted and opened by consumer, and qualifications met. \*\*Loan Refinance: \$150 cash back incentive is paid in the form of a deposit into the primary borrower's Inspire FCU checking account. To qualify for the cash back incentive, borrower must apply and subsequently receive a new loan in the amount of \$2,500 or greater and have an active checking account defined as a direct deposit or 10 or more debit card transactions within 60 days of loan origination. If qualifications are not met, incentive will not be paid. Cash back incentive will be paid within 30 days after the start date of the new loan. Eligible loans include personal loan, auto loan and home equity loan. Personal and home equity lines of credit are eligible; however, initial advance must be at least \$2,500 or greater and must pay off a creditor that is not Inspire Federal Credit Union. Not all applicants will qualify for loan approval, therefore ineligible to receive cash back incentive. Loan approvals are subject to borrower creditworthiness, including credit score, repayment ability and other factors. Consult your tax professional to determine any tax implications. The Credit Union reserves the right to terminate promotion at any time. Savings of \$1,528 is based on a \$21,000 loan for 60 months at 5.99% APR and refinanced with Inspire FCU at 3.99% APR. Loan example: Price per \$1,000 borrowed at 3.99% the cost is \$18.42 for a 60-month term. APR, terms and/or loan to value of vehicle vary based on model year of vehicle and applicant creditworthiness. See Credit Union for additional details.