



2024

# Motivator

Warminster Heights Home Ownership Association



## Chairperson's Corner— *William Emsley*

Happy Spring to all...

This time of year brings many changes to the weather and Warminster Heights. If you have stopped in office lately you may have noticed some new faces. Please welcome Hailey and David to the office staff. Colleen, who was the office manager, has now assumed the role of Managing Director. The board of Directors and staff have been working on turning units over and getting work orders addressed. Please be patient with all the staff as we are working to fill open staffing positions and training new employees.

As always please come to the board meetings so you can get the latest information directly from the board.

## Managing Director's Corner—*Colleen Keith*

Hello everyone,

My name is Colleen Keith. I have worked here for 2 1/2 years as the Regular Housing/Office Manager. I have recently taken on Managing Director. In light of many changes, I look forward to working with the Board of Directors and residents in resolving issues.

With Spring upon us and nicer weather approaching, let's come together to beautify our community. I strongly encourage everyone to join in cleaning our yards and the surrounding areas. Let's also extend a helping hand to elderly or disabled neighbors, if possible. This is your community, and by demonstrating pride and consistency in maintaining our surroundings, we can make the neighborhood look clean and presentable.

As a NON-PROFIT COOPERATIVE, WHHOA relies on everyone's contribution to keep costs down and maintain the beauty of Warminster Heights. Cooperation is key in a cooperative, so let's work together to rebuild a positive community. My approach is focused on identifying and implementing practical solutions based on facts.

I hear the complaints. Please remember what is broken, did not happen overnight and cannot be fixed overnight... Be a part of the solution. Things get done when we work together.

Thank you for your cooperation. I am optimistic about our future and eager to see us move in a positive direction together.

# Board of Directors

William Emsley	Chairperson	<b>Board of Directors Meeting Dates:</b> All monthly Board of Directors meetings are held on the second Tuesday of every month at 6:30 p.m. April 9th, 2024 May 14th, 2024 June 11th, 2024 July 9th, 2024 August 13th, 2024	September 10th, 2024
Rose Russell	Vice-Chairperson		October 8th, 2024
George “Bill” Bowers	Treasurer		August 10, 2024
Jose Quinones	Vice Treasurer		September 14, 2024
Kermitta Wiedemann	Secretary		October 8th, 2024
Laurel Heebner	Member		November 12, 2024
Denise Colon-Chilton	Member		December 10, 2024
Mike Page	Member		Annual Election: Thursday, September 26th 2024
TBD	Member		

# Office

## Staff

Colleen Keith	Managing Director
Taryn Phillips	Family Housing Manager
David Wotherspoon	Resident Services
Hailey Campana	Regular Housing Manager

## Office Closing Schedule

Memorial day	May 27, 2024
Juneteenth	June 19th, 2024
Independence Day	July 4th, 2024
Labor Day	September 2nd, 2024
Columbus Day	October 14th, 2024
Veterans Day	November 11th, 2024
Thanksgiving Day	November 28th, 2024
Christmas Day	December 25th, 2024

## 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.

**Maintenance emergencies after office hours, weekends and holidays call**

**267-688-6628**

# Important Telephone Numbers

Management Office	215-672-0610	Fire/Smell Gas	911
Emergency	267-688-6628	<u>Warminster Police</u>	<u>215-672-1000</u>
Mascaro Trash	215-721-1600	<u>Non Emergency</u>	
PECO	800-494-4000	Area on Aging	267-880-5700
Opportunity Council	215-345-8175	Municipal Authority	215-675-3301



# Important Information

**Yard Inspections:** Now that Spring 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 below 6 inches, and bushes/hedges are trimmed, weedwack). If we find something wrong, the management office will notify you in writing.

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. ALL RULES WILL BE ENFORCED.

Please remove tree saplings from yard.

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

**Permits:** If you plan to do any construction in/out of your property, you must first get approval from WHHOA, submit plans, 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)

**If you want to install a fence, shed, pool, etc. you must obtain a permit form from the front office and get approved.**

**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. COSTS OF WATER APPLY TO EVERYONE– **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 **\$50.00** 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 you will receive a \$50.00 fine each day until it is removed.

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

**Fences:** Some of the fences in our community are not in good condition, fresh paint makes a great difference.... If you receive a letter from Management Office; please complete repairs or you will have to remove your fence. Check Fence policy for different options.

**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 \$50.00, and they can not be in visitor parking spots!

## **DO NOT PARK RECREATIONAL VEHICLES OR TRAILERS IN VISITOR PARKING SPOTS!**

J. P. MASCARO is **not permitted to take televisions, monitors, microwaves and any large electronic items.** You are able to call the township for information on pick-up days. Anyone who does not adhere to this policy; you will be fined and it will be removed and the cost of doing so will be assessed to your account. Mattresses must be wrapped in plastic or they will not be taken, you will be charged \$50.00 if noncompliant.

**Monday Trash Collection:** Regular trash, RECYCLING MUST BE SEPARATE FROM TRASH BIN, yard waste (brown leaf bags) and tree waste (must be in 4' pieces and tied together). **Recycling can be put into CLEAR plastic bags to prevent garbage flying around the community.**

**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.

**Pets:** Please clean up after your animals DAILY., the Management Office receives numerous telephone calls regarding pets. 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. DO NOT tie your animal to porch, posts, or buildings. Also, you must have valid dog license each year and up to date shots for your pet at ALL TIMES.

Fields and common areas are not trash dumps OR storage areas. You will be charged \$100.00 fine for cost of removal.



# Important Information—Continued

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, they 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 onto the resident.

DO NOT plant trees or bushes in your front yard.

DO NOT hang clothing in the heater room, this is a fire hazard. If a fire occurs, you WILL be held liable!

DO NOT leave candles unattended.

ANY extension cords absolutely need SURGE PROTECTORS on them! Also, NO excessive cords!

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 you \$100.00 for the cost of removal.

**Plumbing problems:** if it is determined by the plumber the cause of the problem was due to a foreign object clogging the drain (toys, pins, plants, grease, baby wipes, hanging toilet bowl cleaner/deodorizers, feminine products, excessive hair: PLEASE get a hair catcher for drains) YOU WILL be responsible for all charges.

**PLEASE BE ADVISED, ANY PHYSICAL OR VERBAL THREAT TO ANY STAFF MEMBER, BOARD MEMBER, OR SUBCONTRACTOR, BY ANY RESIDENT OR GUEST OF A 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, PER ABUSIVE BEHAVIOR POLICY.**

**ALSO, YOU ARE RESPONSIBLE FOR YOUR CHILDREN AND THEIR ACTIONS!**

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

**Late Fee Policy:** All charges to residents (carrying charges, existing late fees, maintenance charges, etc.) are **due on the 1st** of every month. However, there is a grace period until the 10th of the month. IF the 10th falls on a Saturday, Sunday, or holiday, carrying charges are due the LAST BUSINESS DAY by 6:00 PM .

1. If you do not pay all charges by the 10th, you will be assessed a \$100.00 late fee on the 11th.
2. IF you had a payment agreement and did not pay by the agreed date, you will be assessed a \$50.00 late fee.
3. ACH Forms are available in front office for automatic payments.

**RENTER'S INSURANCE IS MANDATORY!!! IF you pay for your own renter's insurance, the office needs a copy of this EVERY YEAR!!!** You can fax, 215-672-2431, email, or add us as an additional interest so you don't have to remember to send it to us.

**IF you don't have insurance, your insurance lapses, or you simply want us to provide it, you will be assessed \$12.14 every month on top of your carrying charges. KEEP IN MIND, this appointed insurance, only covers the structure of your unit. IT DOES NOT cover any personal property or liability!!!**

**Please take note of the bulletin boards in the lobby area of the office. Please do not post anything, you can hand it to Hailey or David in front office to be posted.**



## HUD CORNER— *Taryn Phillips*

### HUD Tips

If your child is approaching their 18<sup>th</sup> birthday yet still attending high school, please get a letter from their high school stating so. After this letter is submitted, please have your 17- or 18-year-old come to the management office and sign a HUD 9887 and HUD 9887A form for your lease file.

The Department of Housing and Urban Development (HUD) will be out to Warminster Heights for their Inspection on May 1st, 2024. Houses and files will be chosen at random so everyone is requested to “SHOW OUT” for them to elevate our score. Residents can create violations also that bring down our score. Please participate in positivity and putting our best foot forward. Letters with more details will be out to you soon.

*Taryn Phillips, Family Housing Mgr.*

## Senior Center— *Annette Page*

Hello to all Warminster Heights residents,

Welcome to the Warminster Heights Senior Center. Come and join us.

We are open Tuesday, Wednesday and every other Thursday. We are open from **9am to 1pm**, We serve a hot or cold lunch with a suggested donation of \$2.00. Open to all seniors starting age 55.

Hope to see you there.

## WHDC— *Annette Page*

Come join us every other Saturday night for Cash Bingo in the auditorium.

Doors open at 5pm and bingo starts at 6pm only \$7.00 admission includes 4 boards, lots of fun, food is for sale.

Our dates are: April 13th, 27th, May 11th, and our last one for the season is May 25th, then we will start back up in September.

Hope to see you soon.

Thank you

Annette





# Warminster Food Bank

Dear Friends and Neighbors of the Warminster Heights Community.

Last fall, we all saw the devastation when some units in the Warminster Heights Community were destroyed by fire. The unexpected happens, medical issues, loss of a job, loss of income.

There is no need for shame or embarrassment, and especially no need for judgement.

We are an organization that has been servicing the local community for over 65 years and has connected with many community resources to provide essential food support to families.

For local families that are struggling with meeting monthly expenses, we are here to assist by providing many basic and essential food items. We offer a food basket, at no charge to you, that is valued at over \$225 on a continuing monthly basis. We make the process simple, quick, respectful, and dignified, so that we can meet your family needs.

There is no prescreening to qualify. All we require is a self-declaration of need and for us to know how many people are in the family, address, and phone number; families must be living in either Bucks or Eastern Montgomery County. We are here for you.

All our assistance is given by appointment. However, if you are a first-time visitor, you are welcome to stop in. To schedule an appointment, please call, or email as noted below:

Regards,  
Mike Cerino, Director  
Warminster Food Bank

**The hours of operation are:**  
**Monday: 9:30 a.m. – 12 noon**  
**Wednesday: 9:30 am – 3 pm**  
**Friday: 9:30 a.m. – 12 noon**  
**Call: 215-323-4797**  
**Email: [mail@warminsterfoodbank.org](mailto:mail@warminsterfoodbank.org)**

## Rentals— *Kermitta Weidemann*

Our auditorium is open for rentals. Please inquire more information and rules in office at the front desk.

\$200.00 deposit to reserve the room

Must be 21 or older (must provide photo ID)

### **RATES:**

Friday evenings: \$400.00

Saturday: \$450.00

Sunday: \$350.00

(non-residents additional \$50.00)

### **HOURS:**

Friday: 4:00pm -11:00pm

Saturday: 8:00am-11:00pm

Sunday: 8:00am-10:00pm

**Available for 6-hour time period (setting up/decorating, the event, cleanup)**

