



CROSSGATES MANOR HOMEOWNERS ASSOCIATION

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**ANNUAL MEETING**  
**CROSSGATES MANOR HOMEOWNER'S ASSOCIATION**  
**June 16, 2016**  
**GRACE UNITED METHODIST CHURCH**  
**FAMILY LIFE CENTER**  
**6.30 PM**

Establishing a quorum, the annual meeting of the Crossgates Manor Association was called to order at 6:30 pm.

Minutes from the 2015 Annual Meeting were submitted for approval. Minutes were approved with one correction:  
Under President's Report, Re: Approval for vinyl privacy panels: Approval must be received first from the Crossgates Manor Board of Directors, and then from the Architectural Committee.

**Treasurer's Report**

Review of Budget: It was noted that over \$1,000 of costs were made up through resale fees, late fees and interest. Almost all of the snow removal budget was used due to high snowfall.

Review of Balance Sheet: CD balance is reflected in the Road Reserve account. The Association reserve is more than adequate and a raise of dues is not anticipated

**Election of Board of Directors**

The terms of Pam Hershey and Skip Leinster were both up this year. They were up for re-election. Floor was opened for nominations. Skip Leinster was nominated by Stephanie Carnahan-McCurdy and seconded by Peter Bechtel. Pam was nominated by Connie Leinster and seconded by Sue Kabrhel. No other nominations were offered. Both nominees were voted into another term unanimously.

**President's Report**

Permission for vinyl privacy panels must first be requested from the Directors of Crossgates Manor Board of Directors. Once the written request has been reviewed by the Directors, it will be passed to the Architectural Committee. This procedure is followed only for vinyl panels. Crossgates Manor does not permit any other fencing types. For any other exterior change, a plan must be submitted directly to the Architectural Committee.

A CD is becoming due June 28 that was originally taken out with Greystone Bank, now BB&T. It has matured from \$5,000 to \$5,660. It will be turned over into another CD. Looking for best rate.

Last summer The Breneman Company was contracted for road work. They filled in road cracks and installed Aquaphalt at 3 catch basins; applied Rubberized Edge Seal along the curbs of all our roads; investigated a sinkhole at the catch basin in Creekgate, filled it in and applied asphalt. Thanks was extended to Ray Troutman who went around all the curbs and killed weeds.

Although the snowfall was of huge proportions this winter, it was noted that Crossgates Manor was very fortunate and members were pleased that the streets were passable long before other communities.

To review:

- Streets are not regulation width. Do not park along the side of the road; otherwise emergency vehicles cannot get through if needed.
- All residents must use A&A Refuse which the homeowners voted to be the trash removal service for Crossgates Manor. Pam has rates and contact information and can email it upon request. Level of service and cost can be changed. The cost for yard waste is now \$3 instead of \$5. They use 55-gallon black contractor bags. Residents

must call regarding large items. If something can be disposed of legally, A&A will do it and will pass on the extra cost. Stephanie noted that they had been helpful.

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- Fences are not permitted except underground “invisible” fences. Cream colored or light beige vinyl privacy screens are permitted around the circumference of patios. However, permission for installation must still be requested from the Manor Board of Directors.
- Application of ice melt is the responsibility of the residents. This is not the responsibility of the snow removal contractor. Urea can be used; it is pet friendly; use nothing with salt.
- Dues payments are applied first to the interest, if any, that is owed and then to late fees before it is applied to the current dues.
- If doing construction, do not dump materials in the road. Use your driveway.

**Homeowner Participation**

- Pam Hershey – 126 Creekgate ○ Reminded Homeowners to remember to turn off water if you go away for the weekend. (Recently there was a serious water leak at Crestgate.) Skip Leinster recommend replacing PVC with copper in appliances such as a humidifier or refrigerator ice maker since PVC can develop holes.
- Bob Sneath – 102 Creekgate ○ His unit was built in about 2001-2. Twice in last five years has had leaks in roofs. Skip Leinster suggested trying to get original serial numbers for shingles. Kathy Frost – 14 Creekgate recommended neighbors agree to do roof work at the same time for convenience and possibly getting a better deal.
- Pam Hershey – 126 Creekgate ○ Locust trees have a pre-emergent infestation for which she did not spray but it is getting better. She contacted the County extension office. Spraying should be done in spring. Are there guidelines for removing a locust tree and replacing it with a different type of tree?
- Harry Troutman – 111 Creekgate ○ There is a half dead hemlock tree on the north side of Crossland Pass (Murry property). Skip will include it when looking at trees; he is putting a white X on dead trees.

Motion made by Bob Sneath to adjourn the meeting. Stephanie Carnahan-McCurdy seconded the motion. Motion was carried and meeting was adjourned at 7:11 pm

Respectfully Submitted,

Jennifer M. Williams  
Crossgates Manor HOA Representative