Remington Ridge Homeowners Association

Informational Material

1. Dues:

a) The monthly Association fees, which have been \$250 per month since April 2003, are scheduled to increase to \$260 per month on January 1, 2006. These are to be paid in advance and are considered in arrears if not received by the 15th of the month in question. (According to the Association Bylaws, any assessments not paid by the start of the following month shall be charged interest at 12% per annum from the due date.*) Checks should be made payable to the Remington Ridge Homeowners Association and sent to:

Continental Real Estate Management

Phone: 814-238-1598

300 838 S. Allen St.

Fax: 814-238-2611

State College, PA 16801

email: Continentalre@aol.com

The property manager at the above address is John Hanna.

b) The dues do cover:

Lawncare and landscaping outside the fences and in the common areas in the front. For exclusions and for special inclusions involving Oakwood Ave. facing units, see attached policy amendment adopted Aug. 25, 1997.

Snow removal outside the fences including walks and driveways.

Garbage and recyclables pickup. You must furnish your own garbage container; the red recyclable bin is part of the property. However, you are responsible for the cost of removing garbage beyond the weekly limits set by the trash collection company. You also are responsible for the removal of items not covered by the sanitation contract or for which the trash collection company charges extra.

Extended basic but not premium cable.

Outside electricity (walklights and sign lights).

Management including legal, accounting, and banking costs.

Liability and casualty insurance on common areas but not Homeowner's Insurance.

Presently covers exterior upkeep and maintenance on units including gutter cleanup (as needed), house and fence painting, roofing repair (shingles), etc.

c) The dues do not cover:

Quarterly sewer bills. These are sent to you by the Patton-Ferguson Joint Sewer Authority and should be paid directly to the Authority.

Water. However, since the Association receives a single bill from the Water Authority, your water meters are read by our real estate management team which will send you a quarterly bill. The check should be made out to Remington Ridge Homeowners Association and sent to Continental Real Estate Management at the above address.

Other utilities such as gas, electricity, and phones.

Snow removal, landscaping, garden care, etc. inside your fence.

Homeowners Insurance. You are responsible for all insurance pertaining to your own property and home. You must maintain adequate liability insurance and sufficient fire, casualty, etc. insurance to rebuild your home in the event of catastrophe.

2. Miscellaneous Information:

- a) In 2005, the official annual meeting of the Remington Ridge Homeowners Association occurred in October. The next annual meeting probably also will be in October. You should either plan to be present or give your Proxy to someone who will be there. The date and an agenda will be sent to you before the meeting.
- **b)** There currently are 5 Board Members elected by the Association. Every homeowner is expected to serve on the Board at various times.
- c) John Hanna should be telephoned in any emergency. You are encouraged to express any concerns to a Board Member. Unless these are urgent, they will be addressed at the next regular Board meeting.
 - d) Garbage and trash pickup occurs on Fridays sometimes early in the morning.
- **e)** Guest parking areas are reserved for the parking of temporary visitors. Vehicles registered to Remington Ridge owners should not be parked in the guest parking areas.
- f) You are responsible for watering the lawn and plants outside your fence next to your walkways when necessary. The cost for the landscaper to do this would be prohibitive.
- g) Any burned out lights over your gate and next to your garage door are being replaced by a volunteer Association member using long lasting lights.
- h) If you are away for an extended period, you must leave one gate unlocked (or other means of access) for the maintenance people and for your adjoining neighbor to enter in case of an emergency.
- i) A map of the entire property including names, phone numbers, and email addresses of current owners is attached to this handout.
- j) For the year beginning October, 2005, the Association directors are: Joan Black (co-president), Art Dervaes, Cindy Jones (co-president), Lillian Korber (treasurer), and Bob Morris (secretary).

October 2005

^{*}If a member becomes seriously delinquent, the Board acting through its management designee, has the responsibility of collecting the assessments including interest and legal fees. Besides placing and foreclosing a lien against the property (or bringing another action of law against the owner) for the sums involved, the Board can get authority to have the water and cable TV turned off and suspend the member's use of the common area facilities (including parking).

Remington Ridge: Policy Amendment accepted by a vote of 14 to 0 at the Association Annual Meeting of August 25, 1997

While ownership is retained by the Association of any land and improvements presently owned by the Association, maintenance and any landscaping of the space outside the rear patio fence or the rear adjacent corners of each Lot if there is no rear fence shall be under the control of and the financial responsibility of the directly adjacent Homeowner who may choose to leave the land in its natural state. Plant material may be added, altered, or removed from these areas by the Homeowner without written permission from the Association. However, medium or large living trees may not be cut down without the prior written permission of the Board of Directors of the Remington Ridge Homeowner's Association. Also, the removal of dangerous living and dead trees from this area shall remain the responsibility (including financial responsibility) of the Association.

Notwithstanding the above, no Homeowner may construct a fence on the back or sides of that part of the easement under said Homeowner's control. Further, no new structures may be built in this area without authorization by the Association. Also, other Homeowners shall retain their right to walk through this easement at any time.

Also, notwithstanding the above, the maintenance and landscaping of the land outside the Oakwood Ave. facing walls and fences of Lots 379, 351, 353, 355, and part of 357 (the grassy area next to the sidewalk) shall remain the responsibility (including financial responsibility) of the Association.

Remington Ridge: Policy Amendment accepted by a vote of 12 to 1 at the Association Annual Meeting of October 12, 1998

The necessary documents shall be rewritten to require that replacement of deteriorated driveways be the Homeowner's responsibility. (*Note:* The present Association documents require that replacement driveways shall be of concrete to match present driveways.)

Remington Ridge: Policy Amendment accepted by a vote of 12 to 0 (3 not present) at the Association Annual Meeting of October 12, 1999

The By-laws of the Association are changed as follows:

- **3.01 Annual Meetings.** The annual meeting of the Association shall be set by its Board of Directors which shall be guided by membership availability as well as the timing of approval of the annual budget.
- **3.04 Quorum.** The conduct of business at any meeting of the members of the Association shall require a quorom of at least 50% of the membership either in person or represented by proxy. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented. (*Note:* previously, a quorum was only 10%.)
- **4.01 Number.** The affairs of this Association shall be managed by a board of five (5) members of the Association. (*Note:* previously, the number was three.)
- 4.02 Term of Office. Board members are elected by the Association membership and the term of office for each Board member shall be two (2) years.
 (Note: previously, the term of office was one year.)
- **6.01 Regular Meetings.** The Board shall meet from time to time at such times as it deems necessary but not less than three (3) times per year. (*Note:* previously, the Board was required to meet monthly.)

Continental Real Estate Management, Inc. continentalre@aol.com John D. Hanna. ARM MANAGER 238-1598 T Joan Black 234-7892 : ibulcaemail moncom Charles & Kanol Pitts 238-8883 REAL THE PROPERTY OF THE PARTY REMINGTON RIDGE HOMEOWNERS ASSOCIATION Alfred & Cindy Jones 370 Harold & Patricia Neigh 231-8773 Patricia Neigh Decigh 2000 Quahoo com THOS THINT & THOMAS Directory of Members Thompson and the state of the s 33 Harvey & Joan Piper harvpp6@aol.com Power A Vove of Applied that A Vove of Applied that A Vove of Applied to Applied the Applied that Applied the Applied to 368 367 Robert H. Morris 861-5770 0 M roberthmorris@verison.net 38. Donald & Danbar CES O808-1818 O808-185 A Silver of the State of the St 237.09raes/Oame Rutomste Katherine Young 1341354 Gudledin 359 Barbara Smith 36, 235-2889 bsmithpoasd@homail.com 38 AK Diffill Digital Balling 138-3592 138-3592 138-303@201.edu Bally Control of the Control of the