

# Newsletter

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## New Board Members in Office:

President: Alan Shrock

Vice President: Patrick Kenyon

Treasurer: Carson Moore

Secretary: Allison Bruns

Robert Lipsky

Steve Harnist

Karley Atkinson

## West Chester Zoning Citations and Meeting

On April 21, 2010, West Chester Township cited us for Maintenance Code Violations, primarily on the east side of the Community:

"Please replace all areas of siding (or scrape, prime and repaint) where paint is peeling, leaving exterior walls unprotected from the elements. This must be done on all buildings within Lake Princeton where such conditions exist."

"Please repair or replace the roofs on all buildings where shingles and/or flashing is missing leaving defects that can admit rain."

We have been working with them in an attempt to work out an acceptable solution and to get this issue behind us. As you know, an open hearing was scheduled on June 9, 2010 regarding our appeal of the April 21 citation. That hearing was

tabled and rescheduled for July 14, 2010. We assume you will receive a second notice regarding the July 14, 2010 hearing.

The Lake Princeton Board Members present, in consultation with our Legal Council, tabled the matter at the June 9 2010 hearing. The reasons for tabling the June 9 hearing were two fold; 1) The West Chester Zoning Board consists of five members and only four were present to hear our appeal. In order to win our appeal, we would have been required to get three of the four West Chester Zoning Board Members present to vote in our favor. We were not comfortable with this voting structure and 2) we learned, after we arrived for the meeting, of other issues that we did not anticipate and were not comfortable with presenting our projections regarding our financials such as not having time to have gathered more

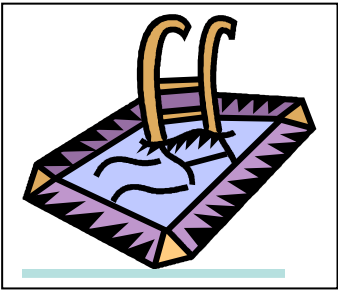
accurate costs for the repairs from multiple bids.

Having more time will allow the Lake Princeton Board to gather more estimates for bids, and allow the opportunity for more of the zoning board members to be in attendance to hear our plans.

The Board of Directors of Lake Princeton sincerely apologizes to those members of the Lake Princeton Homeowners Association present.

As a new board of Lake Princeton we entered with this issue on the table. Our goals are to work to find an acceptable solution for both the Community and the West Chester Zoning board.

You are welcome to attend the next Zoning meeting on July 14, 2010 at 7pm.



## Pool Rules

1. Each individual, including guests, must have a pool pass to use the pool.
2. **No glass containers are allowed in or around the pool area or the play area adjacent to the pool**
3. Alcoholic beverages are not permitted at the pool or the play area.
4. Smoking is prohibited at the pool and play area.
5. Inflatable flotation devices are not permitted in the pool and pool area. Babies "water wings" are permitted. No floating rafts, loungers, or inner tubes are allowed. An infraction of this rule will be an immediate and automatic removal of the user from the pool area.
6. No pets are permitted in or around the pool area or in the play area.
7. No running, pushing or rough horseplay will be permitted in the pool area.
8. **Throwing objects in the pool area is strictly prohibited.**
9. NO DIVING will be permitted.
10. Restroom facilities will be open from the outside during, regular pool hours.
11. Proper swim attire is to be worn at all times in the pool. Cut-off jeans and other street clothes are prohibited. Infants must wear swimming attire and be wearing rubber pants while in the pool; no diapers or disposable diapers.
12. Bobby pins, barrettes, coins, water balloons, etc, that could cause discoloration and/or damage to the pool or the pool equipment are not permitted.
13. Pool furniture must not be removed from the deck or pool area.
14. Swimming is at your own risk.

**The telephone is for EMERGENCY CALLS ONLY!**

**Emergency maintenance:**

**Contact West Chester Administrators**

**513-860-3120**

**Emergency Medical Treatment: Call 911**

**The Board of Directors has the obligation and right to suspend the membership and pool privileges for any member that abuses his or her privileges or creates a safety hazard for others.**

## Lake Princeton Entrance Sign

As is evident, Lake Princeton no longer has an entrance sign. This is because someone, during the winter months, hit it with their vehicle and then left without notifying the police.

The sign was too damaged to repair and

with no proof of who the culprit was, the cost has now fallen on the community.

The budget had already planned to replace the sign.

Now, the type of sign and the bidding process has been

completed.

The new sign is in the process of being created and is anticipated to be finished soon.

## Pet Owners

We all love our animals and enjoy walking them in a clean, safe environment. Dog waste left in the common areas is a health hazard and a nuisance. Please pick up after your pets! We have installed five receptacles for this purpose. Please use them! If you're responsible enough to be a pet owner; hold the same responsibility and clean up your pet's waste. This is a

gross nuisance that affects everyone in our community. If you review the Declarations of our Association, you'll find this to be in violation. Violations of these covenants result in a \$75.00 fine. Unpaid fines result in liens on the unit, and so on, through collections to foreclosure.

Stop being ridiculous!

Your dog cannot clean up after itself so "Owners" must take responsibility to clean up after their dogs.

Also, all dogs must be on a leash at all times.

*Let's work together as a community, If you see a pet owner that is not complying with the rules take a picture of them not cleaning up after their pet and turn it in to the HOA.*

## Residents at Board Meetings

We will welcome residents to the Lake Princeton board meetings beginning in July. The board meetings are on the 2<sup>nd</sup> Thursday of the month at 7pm.

To attend, the board meeting please contact Frank Chisman at the West Chester Administrators office.

Our new guidelines for residents at the meetings are as follows:

1. Must schedule to be at meeting
2. Only get 5 minutes to speak
3. And we will limit 5 residents per meeting.

## Communication with the Community

Each year after elections of board members, the board will mail out the first issue of the newsletter. After that, please check community boards the garden homes and by the pool or the website.

We are also working to set up the website to include the approved HOA board minutes for all of the community to view.

