

CROWN POINTE CONDO

Century 21 Phone: **717-843-2869**

Century21/Crown Pointe website: www.century21dalepm.com

Living in a Condo Community has its benefits –

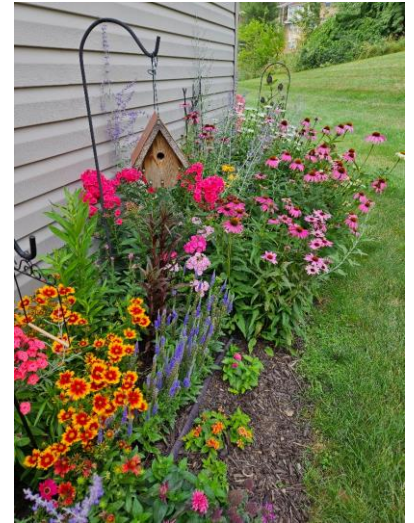
like having much of our outdoor maintenance done for us. The flip side are the rules & restrictions that every condo community has in place. Spring is good time to review those restrictions before you begin any outdoor projects, repairs and gardening. Please go to our website.

Remember that even simple updates or changes to the exterior of your house - **installing a new doorbell, replacing a front or back door lantern** require you to submit a "Construction Request" form. Contact Century 21 to request a form or go to www.century21dalepm.com to submit one electronically.

Landscaping Update – We will be evaluating the landscaping during spring and summer to determine which shrubs in front beds need to be replaced. Some plants did not survive or thrive from the landscaping three years ago. We plan to slowly replant with hardier species. Don't be alarmed if you see people standing in front of your house looking at your mulch beds during our spring walk-thru.

Please remember to water any new shrubs in your bed. Normal rainfall is rarely enough to establish new plants.

Trees and shrubs in common areas will be replaced as needed. We are trying to replant with a variety of native species as much as possible to reduce disease and pests.



Power Washing the exterior of your home is your responsibility. Spring is a good time to schedule a cleaning. Most Power Washing companies offer a group discount so check with your neighbors when making an appointment.

Maintenance Items

Please report the following issues to Century 21 so that Maintenance repairs can be scheduled.

- Siding loose, damaged, or missing.
- Cracked, uneven sidewalks.
- Downspouts damaged or missing.

Spring Maintenance

Reminders can be found on the Century 21 website. It is a handy reference guide.

Did you know you are Responsible for the Repair & Replacement of your outside Electric, Water, Gas & Sewer Lines – even though the lines are located underground in our Common Areas. This is a good time to review your homeowner policies or contact your utility companies. Most can direct you to an independent provider who often provide free repair and replacement for a minimum monthly fee.

PARKING ISSUES ON GREEN SPRINGS ROAD

Parking on the corners of Lisa Lane, Weatherburn & Greenspring is not allowed.

Parking on Lisa Lane to wait for School Bus is not allowed.

Any car parked along Greenspring must be parked a minimum of a car length past the stop sign. Those parking around the stop sign are impeding other drivers from safely entering or leaving the Crown Pointe Development and risk being hit by cars traveling along this public road.

Please Control Your Dogs and Clean Up After Them

Dogs must be leashed at all times – and under control. We have had several incidents of residents losing control of their leashed dogs resulting in injury to other pets and residents. If you or your pet has been injured by another dog you should call 911 immediately. Please contact century21 after notifying the police.

You must clean up after your dog, whether on the lawn, sidewalk, road or garden. All waste must be removed. It is not just a courtesy, it's an issue of controlling bacteria and contagious disease.

Community Safety Alert

Please report any suspicious activity to Springettsbury Police by calling 911

- Lock your car and remove keys
- Do not keep any valuables or medications in your vehicle



Please remember to secure your trash and recycling, especially on windy days. And be a good neighbor - pick up loose trash when you see it. Trash should not be put out until 6:00 pm

Postal Parcel Box Key Lock Replacement – This should be completed by summer.