

## **CROWN POINTE CONDO**

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

Century21/Crown Pointe website: [www.century21dalepm.com](http://www.century21dalepm.com)

**Landscaping Update** – Evaluations of landscaping improvements have been taking place throughout 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. New planting was to begin this fall but the current drought may push back phase one of the project to next spring.

Our winter newsletter will explain new plans for landscaping beds in some common areas, new landscaping around our Crown Pointe Sign and long-term plans for the removal and replacement of some of the large Norway maples (dark purple leaves) with smaller, native flowering trees.

**A New Condominium Maintenance Responsibility Form** can be found on the Century 21 website. It is a handy reference guide to what Century 21 can take care of for you and what you are responsible for repairing or replacing. Go to our website and click on Shared Documents/Homeowner Documents/Maintenance/Crown Pointe Responsibility Chart & Home Maintenance List.

**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.

## Reminders:

**Green Springs Drive is a township road.** We have no control of who parks there. If - as a Crown Pointe resident - you choose to park there, please do NOT park near any street corners. You are blocking the view of oncoming traffic for cars trying to pull out of their street. You are also putting your car at risk of collision from those traveling on a public road.

## Home Maintenance Ideas for Fall

- Have furnace serviced
- Remove hoses from outside spigots
- Replace caulking around exterior windows
- Shut off water to exterior spigots
- Clean & cover outdoor furniture

**Please Control Your Dogs and Clean Up After Them** – dogs must be leashed at all times

## 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

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](http://www.century21dalepm.com) to submit one electronically.