

# REFLECTIONS FROM THE HILL

WINTER 2015-2016 EDITION  
Office Telephone 570-595-7771  
Web Page: [sprucehillfarms.org](http://sprucehillfarms.org)



SPRUCE HILL FARMS, POA  
PO BOX 208  
Canadensis PA 18325

---

## Important Assessment Information for All Property Owners

The assessment for **developed lots** will be **\$575.00** and for **undeveloped lots** it will be **\$525.00**.

The following is the payment schedule for 2016:

March 15 <sup>th</sup>	Assessment Notices mailed out to members
May 31 <sup>st</sup>	Full assessment due
June 1 <sup>st</sup> until August 30 <sup>th</sup>	Late charges apply
September 1 <sup>st</sup>	Delinquent accounts forwarded for collection process

You do not have to wait for the assessment notice to arrive at your home to pay, if you would like to pay your assessment earlier that is fine.

If you need/want a **payment plan**, apply for one right away using the instructions in your Assessment Notice. We will try as much as possible to work with you. The board has put into practice a new form for payment arrangements when one is needed.

### Legal Fees:

There are several property owners whose accounts are delinquent and are in the process of being collected upon. This causes an additional outlay of money for the homeowner when settlement is finally reached. To avoid this, please pay the assessment on time. In addition, this also causes problems in regards to our budget.

### Roads:

Chip and tar was done on a section of Big Oak Rd. It is **very important** that members attend the Annual Meeting on June 11, 2016 to discuss further laying of chip and tar on the roads and the budget. As a reminder, per the Spruce Hill Farms Property Owners Association Rules and Regulations, PO 8. Drainage: Each property owner shall keep drainage ditches, swales and culvert pipes located on their lot free and unobstructed and in good repair. Each property owner is responsible for any culvert pipes needed on their lot to control the flow of water so as not to cause damage to the development's roadways.

### Pool:

We were able to save some money this year from the pool budget by hiring lifeguards directly. In addition, money that was allocated to the neighborhood party in the pool budget was removed to lower the 2015/2016 budget for the pool. As a reminder, no pool pass will be issued to a property owner unless dues are fully paid. Remember there is a Facebook page under Spruce Hill Farms Pool to express your opinions/ideas in regards to the pool.

**Gypsy Moths:**

We contacted the Monroe County Planning Commission and PA DCNR in regards to spraying for gypsy moths this upcoming spring. The cost would be \$54/acre for 364 acres through the spray program with the County and DCNR. We would normally pay 50% of this cost. Unfortunately, PA DCNR is getting less funding from the USDA Forest Service this year for spraying so the County is collecting the full cost at \$54/acre. Based on our budget for the Association, we cannot afford this expense.

**Dogs:**

Some property owners have made mention about other property owner's dogs. As a reminder, Spruce Hill Farms Rule and Regulations states the following:

PO 4. PETS: Barking dogs must be kept in the enclosed part of the house. When dogs are out of the house, they must be leashed at all times, and kept under the owner's control. Noisy pets are to be controlled by their owner. Pets are not allowed to enter the pool area, recreation area, or any common area, except roads. Pets must be licensed and inoculated, according to Pennsylvania State Laws. It is the responsibility of the owner of the pet to clean up and to remove animal excrement. The keeping of any animal other than those classified as household pets is prohibited.

**Website ([www.sprucehillfarms.com](http://www.sprucehillfarms.com)):**

We have updated the website and also saved some money in the process. Feel free to check it out at [www.sprucehillfarms.com](http://www.sprucehillfarms.com). If you have a suggestion for something to be included on this site, please contact the webmaster. Use the "Contact Us" tab on the webpage or use any of the other SHF contact resources (mail, phone or fax). This site, like our Community, needs the help of its people to GROW.

**Contact Information:**

Spruce Hill Farms POA office phone number is **(570) 595-7771**. The fax number is **(570) 955-3847**.

**SPEED LIMIT:**

Comply with our 20 MPH speed limit and keep our roads safe for our children, pets, and our wildlife.

**NEXT ANNUAL MEETING****JUNE 11, 2016 @ 11 AM****TO BE HELD AT THE SHF POOL PAVILION**

**IT IS VERY IMPORTANT TO ATTEND THIS MEETING AS THERE ARE BUDGET ISSUES THAT NEED TO BE DISCUSSED**

*Hope everyone had a joyous holiday and a Happy New Year!*