

**VILLAGE 2 COMMUNITY ASSOCIATION**  
**WINTER BULLETIN**

Dear Village 2 Resident,

Happy New Year! We are wishing everyone well and hoping you are keeping safe and healthy during these winter days!! It is very necessary that we review important safety regulations and Association policies with all community residents at this time of year, as we often experience problems with residents' failure to follow procedure during these months. **Please read all of the following information carefully and be sure to comply with these regulations and reminders:**

**\*\* Important Winter Reminders – Please read and ensure that you take action to prevent problems:**

- **Keep the heat on inside your unit, even if going away, to prevent freezing of pipes. Open cabinet doors to sinks on very cold days and use a space heater safely, if the weather gets very cold for a period of time.**  
\*\* Please advise the office if a unit is vacant and you suspect that the heat may not be operating.
- **Remove all hoses from outside spigots and turn off the valve to the outside faucet at this time to prevent leak damage. If you need instruction or assistance with this, please call the office. Failure to do so may result in a leak and unit damage.**
- **Check your hot water heater for leakage and make sure to replace if necessary – check life span noted on heater. The Association's master insurance will not cover damage if your hot water heater is past its life span / out of warranty.**
- **Make sure that your washing machine hoses are braided stainless steel (not black rubber) to prevent bursting /flooding of your unit.**
- **If you use your fireplace, you must have your chimney cleaned each season and send proof of cleaning to the Association. Do not use your fireplace if your chimney has not been cleaned, as required. Do not use artificial logs, due to creosote buildup. Failure to clean your chimney and send proof of cleaning to the office each year may result in denial of an insurance claim, in the event of a fire.**
- **\*\*No more than ½ cord of firewood may be stored outside your unit, within ten (10) feet of your home, neatly stacked.**
- Check the batteries in your smoke detectors!
- Residents are reminded to not put certain items down your disposal, including grease products and large volume foods such as pasta.
- Residents are reminded to refrain from disposing anything but toilet paper in your toilets, especially feminine hygiene products, condoms and wipes (these will lead to problems).
- Residents who live in units with upper level balconies and decks **must** remove / shovel all snow off to prevent collapse and/or leakage. Should another resident live below you, please be considerate.
- Residents / Owners are reminded that you are responsible for snow removal on your lateral / private walkway into your courtyard / front door. If you cannot do this yourself, **please ask or hire someone to help**, as the Association personnel cannot perform this service.
- Please refrain from driving or limit your driving during a bad snow or ice storm, if possible, as continual traffic creates more problems for the snow removal crew and inhibits many of our efforts. **Please use caution when driving / walking in Village 2 during a snowstorm, as the plow truck drivers often have difficulty seeing clearly with snowfall and the spray of snow from the plow. Please do not walk on the main roadways during a snowfall or ice storm to ensure your safety.**
- Please continue to be mindful of pickup up after your pets during the winter months.

**Snowfall Safety / Reminders**

As our forecast is calling for possible wintry weather this week, we ask that you please review some of our snowfall safety information.

Again, please be very careful when walking throughout Village 2 during and after a snowfall – and stay off the main roadways whenever possible. The crew members operating the plows and sanding truck often cannot see well when driving, especially when the plows are in use during snowfall or in darkness, therefore, it is extremely important to stay off the roadways and out of the main drive of the parking lots during this time. Although you may think you are visible, often times you are not to the driver, therefore we are asking everyone to please be mindful of this. Please take special caution when walking dogs and avoid doing such in the middle of the main roadways. Please know that other drivers may not see you as well.

**Please be courteous of the snowplow trucks and allow the drivers to do their job --- please allow them the right of way to clear the roadways.**

**Please cooperate with moving your vehicles after a snowfall.** The entrance hills and main roadways are always the priority during a snowfall / ice storm. Plowing of the main passage through the parking areas will be done at various times throughout a snowfall, however, plowing of the parking spaces will commence at the end of a snowfall, and your cooperation in moving vehicles is necessary in order to allow the plows access to clear the spaces. The plow trucks will move from section to section after each snowfall, whenever they are able, and we ask that you please be mindful of such and move your vehicles onto one side of the main roadway at this time in order to facilitate such.

Once the plow trucks have completed your section, we ask that you promptly move your vehicles back into your space or lot. Please know that your cooperation is the only way to allow for plowing of the parking lots. Most importantly, please ensure that all vehicles are moved within twenty-four (24) hours, if you are unable to move when the trucks are plowing – this will allow your space to be plowed before the snow freezes. Should you plan to be away during the winter months, we ask that you please arrange for another resident to move your vehicle, if necessary, or park your vehicle at the pool / office parking lot (alongside the tennis court).

**Do not park vehicles on the main roadway during a snowfall for any reason – your vehicle will be towed immediately.** The only time you may park your vehicle on the main roadway is while the plow trucks are clearing out your section at the end of a snowfall.

**Please do not throw snow from behind your vehicle into the main drive of the parking lot (please shovel to the side).** The plow truck operators are working to clear the main passage / drive of each lot and residents often cause new ice buildup by clearing out their vehicles late and throwing the snow into the main drive after the plows have completed their work for the day.

**Please remove all tow hooks and racks / items from rear of vehicles** – these are a hazard to the tow trucks.

**Do not place items in parking spaces to try and reserve them.** This is a violation of the Association’s parking regulations and fines will be assessed for such.

When parking, **please be sure to park in an authorized parking space only and pull all the way up to the curb.** Do not park away from the curb, as this causes a hazard for the plow truck.

**Please do not clear your car off at the garbage area in the pool / office parking lot or on the main roadways.** The crew clears these areas to ensure the safety of our residents and we must keep this area free of snow and ice buildup.

**If bringing your vehicle to the pool / office parking lot, please make sure to park in a marked space only and to allow for vehicle passage.**

**\* Master Insurance Coverage Deductible Increase \***

Per recent notice, all homeowners are reminded again to contact your personal insurance agent to ensure that you have an H06 or condominium policy and that you have proper coverage, including the \$25,000 deductible (per claim) on the master insurance policy. If you have any questions regarding this matter, please do not hesitate to call the Village 2 office or have your agent call us.

**Firewood Storage**

The Board of Directors enacted a new regulation with regard to storage of firewood several years ago. **Homeowners / residents may store no more than a half (1/2) cord of firewood outside their unit at any given time, neatly stacked no more than ten (10) feet from the unit. No storage of firewood on common ground.** Please be sure that your contractor / delivery truck does not drive on common ground, as you will be responsible for any damage and costs incurred to restore grounds, if necessary. Failure to comply with this regulation will result in the immediate assessment of a fine(s) and possible removal of firewood, at the unit owner’s expense. Remember – you MUST submit a certificate of chimney cleaning EACH YEAR if you use your fireplace / wood stove, as failure to do so may result in a lack of insurance coverage if you submit a claim for damages. If you have any questions regarding firewood delivery, storage or chimney cleaning, please call the Village 2 office.

**Use of the Garbage Site**

It is your responsibility as a Village 2 resident to adhere to the Association’s compactor site policies. Failure to adhere to these regulations and proper procedure will result in the assessment of a fine to the unit owner’s account, without warning. Remember – you are on camera when at the site, so please note the following regulations:

- **Residents may dispose of household garbage resulting from day to day use of a Village 2 unit. You may not dispose of excessive amounts of garbage or garbage from any other location.**
- **Clean cardboard is the ONLY acceptable item for the recycling dumpster.**  
**\*\*please be sure not to dump or include any food products or regular garbage into the recycling compactor, as this contaminates the recycling and costs the Association (you will be assessed an immediate fine)**  
**\*\* no pizza boxes in the recycling container (regular garbage)**
- **If replacing carpeting, you must arrange for removal of the old carpet on your own, as such may not be placed within the compactor.**
- **You may not dispose of construction debris (including pieces of wood, kitchen cabinets, counters, doors, windows, etc.) at the compactor site and must make arrangements for removal of these items on your own.**
- **If you are disposing of boxes with packing materials (i.e. styrofoam, peanuts, etc.), please place such in the garbage compactor only and not in the recycling compactor. If you wish to place cardboard boxes in the recycling compactor, you must break down the boxes.**
- **No disposal of furniture, wet paint, tires, car batteries, hazardous / medical waste, items containing freon, concrete, or natural debris. All natural debris (including leaves, branches, plants, etc.) must be placed in sealed bags and left at your curbside for pickup.**
- **No disposal of mattresses or box springs.**

- **If moving or cleaning out a unit, you must arrange for a dumpster or other appropriate method of removing items, as excessive dumping of garbage or furniture is not permitted.**

\*\*\* Finally, please know that homeowners will be held responsible for their tenants' actions and will be assessed fines for violations of the compactor site regulations, as reviewed on our security cameras. Therefore, if you rent your property, please ensure that your tenants are aware of all garbage policies.

### Pet Policies

**Please pick up after your pet!** Owners of pets are reminded that you are required to pick up after your pet at all times when on community property, in accordance with the Association and New Hope Borough regulations. Please know that **the Association will assess a fine of \$100.00 to your unit owner's account for each violation of this regulation, without warning.** Pet owners are encouraged to police other pet owners to ensure that they are being responsible and picking up. The pick up bags and garbage cans located throughout the community were installed to assist you with your duty of being a responsible pet owner. However, should the bag dispensers be empty, you must remember to use your own bags when necessary, as there are no excuses.

Additionally, please be reminded that **all pets, including cats, are prohibited from roaming free within the community or being left in courtyard areas.** Cats, too, must remain inside your unit unless walked on a leash or outside with their owner under control. Again, we will issue violation fines for failure to comply with this regulation.

### Parking

As always, **be reminded that you must be courteous of others and mindful of our regulations when parking in Village 2,** especially at this time of year, due to the possible threat of inclement weather. Fines will be assessed (\$25 per day), often without warning, for violations of our parking regulations. Please note the following regulations:

- You may park in only one (1) marked space. Please park between the marked lines in order to avoid damage to adjacent vehicles.
- You may park only two (2) cars overnight, per unit.
- All vehicles must be legally registered, inspected and insured.
- No vehicles may be stored for any period of time. Please contact the office if you plan to be away for more than a week.
- No commercial vehicles may be parked within Village 2 at any time, including cars, vans, or trucks with lettering, ladders, poles, or toolboxes. Fines will be assessed immediately and without warning.
- Please park in the section for your building whenever possible and be courteous of others, especially handicapped /elderly residents.
- Do not park on the main roadways at any time – please call the office for a special request or exception to this regulation.
- Do not drive on the common grounds (grass) or allow contractors or delivery trucks to do so. Contact the Association office if you need to request assistance with a delivery. Residents will be assessed a fine for violation of this regulation and will also be assessed charges incurred for repair of grounds.
- Please move vehicles after a snowfall **when the plow arrives at your section, once the snowfall has ended.** This timing will vary depending on the severity of the storm and other factors. **Please be patient for the plow trucks, as all sections need to be plowed throughout the community.** This is the only way that the crew is able to clear your lot.

### Christmas / Holiday Decorations

The Association crew will pick up trees left curbside each morning, Monday – Friday. Should you wish to dispose of your tree yourself, you may bring it up to the pool parking lot and place your tree in the pile in the immediate right corner of the lot for chipping. Please do not dump your tree anywhere on common ground within the community.

As a reminder, please know that all exterior lights and holiday decorations must be removed by January 31, 2024.

### New Website

The Association is happy to announce that Village 2 now has its own community website, which can be reached at [village2atnewhope.org](http://village2atnewhope.org). This site will assist homeowners in obtaining important information and documents, including forms for requesting exterior / landscape alterations, paint color chart, roofing chart, garbage policy and more. We will also use this site to notify owners and residents of urgent updates or timely issues via push notifications. Please be sure to check it out and sign up for text notifications today!

**Thank you for your attention to the above and your cooperation in complying with all regulations. If you have any questions regarding this information, please do not hesitate to call the Village 2 office at 215-862-3010.**

**Stay warm and safe!!**