

# GETZ'S WOODS HOMEOWNERS ASSOCIATION, INC.

September 12, 2024

Dear Getz's Woods Neighbors,

The current Board of Directors has been in office for a year and during that time we have repeatedly encouraged everyone's voluntary compliance with our CC&R's and Rules. We are pleased to see that there is overwhelming compliance; however, we also know that a small number of Owners are not.

The Pennsylvania Uniform Planned Community Act (PA Title 68 Section 5302 (a)(11) allows the Association to: "Levy reasonable fines for violations of the declaration, bylaws and rules and regulations of the association".

In fact, almost every nearby HOA includes a Fine Policy for violations. Our goal is to achieve compliance, not to raise funds or be punitive. Enclosed is the Fine Policy adopted by the Board. It is also posted on our website ([www.getzs-woods.com](http://www.getzs-woods.com)).

Related to this, the Board also amended our Rules and Regulations to further clarify what is included in the Declaration's "rubbish and debris". A copy of this Rule is posted to the website. This clarification is consistent with East Hempfield Township Ordinances, the International Property Maintenance Code and the Rules of our nearby HOA neighbors.

This year's annual meeting will be held on Thursday, November 21, 2024, at 7:00 pm at St. Edward's Episcopal Church (same location as last year). At this year's Annual Meeting, you will vote to elect ONE Director. **Anyone that wants to be included on the ballot should contact Mark Gainer ([mgainer54@gmail.com](mailto:mgainer54@gmail.com)) no later than October 15, 2024.**

Finally, the Detention Basin maintenance work has been completed with a final cost totaling \$9,780. The Township engineer inspected the Basin on August 29<sup>th</sup> and informed the Board that it was satisfactory. This Report and photos of the Basin are on the website.

Should anyone have any questions on the above or anything HOA related, please do not hesitate to contact Mark Gainer, President, or any Director.

We anticipate a late October mailing with information on the 2024 Annual Meeting.

Sincerely,

The Board of Directors

enclosure