



# BUTTONWOOD CROSSING

## H O M E O W N E R S    A S S O C I A T I O N

Greetings to all our new and not-so-new residents!

Your HOA Board of Directors for 2021 is pleased to have the opportunity to serve our community this year.

We are strongly encouraging all residents to **please visit our website at [www.buttonwoodhoa.com](http://www.buttonwoodhoa.com) and use the Subscribe feature (upper right-hand corner) so that you can receive email updates when we post important and helpful announcements** to keep you informed and in the loop.

Eventually we hope to conduct all communications through our website in order to save money on mass mailings.

If you need to contact us for any reason, use the Contact Us form on the website, or email us at [info@buttonwoodhoa.com](mailto:info@buttonwoodhoa.com).

Thank you.

### HOA Board of Directors 2021

President: Seth Davidson

Vice President: Holly Frawley

Board Member: Cindy Dunlap

Treasurer: Leslie Currier

Secretary: Gerrie Peffley

### Trash

Trash day is **Monday**. Please DO NOT put trash out before Sunday evening, or if there is a holiday, the evening before pick up. Remove your trash and recycle containers within 24 hours of the trash being picked up.

#### **DO NOT:**

**Leave your trash cans or recycle containers in front of your garage doors, on your porch, or in front of your home. This is a violation of the community's By-Laws.**



### Weeds

Weeds need to be taken care of every week, depending on the weather. Once and done does not work for weeds. It is the homeowner's responsibility to comply with the HOA **Declarations of**

**Covenants, Conditions and Restrictions, Article IV—Section 6— Each Unit Owner shall be responsible for weeding and general yard**

**maintenance other than mowing, and wood mulching** and Hallam Borough also has Ordinances to maintain a clean and well-maintained community. Please bring your property into compliance with

Chapter 10 (Health and Safety) and Chapter 21 (Streets and Sidewalks) of the Hallam Borough Code of Ordinances and the HOA Declarations of Covenants, Conditions and Restrictions.

### **REPLACING YOUR ROOF**

The community is now over 20 years old and several homeowners have already replaced their roofs.

Per the By-Laws:

**PLEASE NOTE:** All roofs are to be **brown, black, or slate asphalt shingles**, or of other conservative color or material as approved by the Board of Directors. **Make sure to contact us if you are planning to replace your roof to ensure that you don't spend money on an unapproved plan!**

**PLEASE VISIT OUR WEBSITE AND SUBSCRIBE FOR UPDATES**

[www.buttonwoodhoa.com](http://www.buttonwoodhoa.com)

## Property Maintenance

Please remember when changing the outside of your home—whether it's a new bush or tree or new storm door—you must submit in writing to the Board for an approval. We do not discourage updates to your home, we just need to be notified that the changes are being made, and ensure that they meet the requirements of the By-Laws.

If you have questions or concerns you may contact the Board by email at [info@buttonwoodhoa.com](mailto:info@buttonwoodhoa.com)

If you don't have a copy of the By-Laws and would like to read them, they are currently on our website for your reference. There is also a Condensed Version of the By-Laws which is much quicker and easier to read – go the website, mouseover About / Info, then click Regulations.



## Pets

Hallam Borough has ordinances about pets. The HOA also has rules that must be followed.

- 1) Dogs are to be walked on a leash at all times. Your pet must be kept, maintained and controlled so as to minimize noise, offensive odors, and physical damage to any units. No pet is to be kept in the front or side yard area.
- 2) Dog feces must be removed immediately by the owner of the animal and not be left on the property of others or your own. Not cleaning up after your pet creates a health and safety hazard concern for everyone, including lawn service workers. They will not mow your property if this becomes a concern.

**These are just a few guidelines to be followed.**

**Be a good neighbor, pick up after your pet.**



## Grass Cutting

Neiman Ridge Landscaping is again handling our lawn cutting this year, which will take place every Tuesday. Please prepare your yard by clearing all items that would prevent mowing, especially any dog droppings—which should be done on a daily basis. If there is a problem, Neiman will not mow your yard. The mowing will be on a weather-permitting basis, resuming on the next clear day.



## TRUGREEN

The HOA Board has renewed the contact with TruGreen to continue with fertilization and weed control applications for 2021. We will use the HOA website to announce when they are coming. Please subscribe with your email address on the website so that you can be notified of these and other HOA announcements.

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## 2021 Annual Inspections

Depending on the weather, inspections of all 145 Buttonwood Crossing properties are scheduled to begin in April. These inspections are based on a standard list of exterior items, identified as requiring regular maintenance. The annual inspections have proven to be one of the best means available for promoting the overall appearance of our community and helping to maintain property values.

## HOA PAYMENTS

The 2021 dues are \$42.00 per month with a discount offered for semi-annual and annual payments. Late fees of 10% are incurred if your payment is not postmarked by the 5<sup>th</sup> of the month. The Board has voted to file a civil complaint with the District Magistrate, Robert A. Eckenrode, once an account is 6 months past due.

Don't get behind! Remember that your HOA dues are just as important as your mortgage payment, and the Board works hard to keep the monthly dues low. At the same time, the Board understands tough financial periods, and we are willing to work with homeowners who make a commitment to get current with their dues. We don't know unless you contact us to make payment arrangements.

You may contact us at [info@buttonwoodhoa.com](mailto:info@buttonwoodhoa.com)

**No unregistered,  
inoperative or  
uninspected  
vehicles and no  
buses, boats,  
recreational  
vehicles, trailers or  
commercial trucks  
can be stored at  
any home at  
any time.**

The board would like to remind all the parents and children where the bus stop is located. The official bus stop is in the common area at the stop sign of Charles Circle and Friendship Avenue by 10 Charles Circle. The children are reminded to stay on the sidewalk and not the grass. Please have your child clean up after themselves when getting on or off the bus.



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