

April 2011

CALL AND WAIVER OF NOTICE  
OF THE  
~~MARCH~~ <sup>April</sup> 2011 MEETING OF THE DIRECTORS

We, the undersigned, being all the directors of the Rustic Ridge Homeowners' Association do hereby call and waive notice of the time, place and purpose of the meeting of the directors of the Association and do fix the 12th day of April, 2011, at 7:00 pm, as the time and date of the meeting at the offices of Grasinger Homes, Plum Borough, Pennsylvania, as the place of the meeting.

And, we do hereby waive all the requirements of the statutes of Pennsylvania as to the notice and we do hereby consent to the transaction of business as may come before said meeting.

Not Present

Martin Greenberg, Director

Robbin Simpson-Greenberg, Director

John Grasinger, Director

David Soboslay, Director

Michael Langhorst, Director

- The meeting opened with the approval of the minutes from the February and the March meetings:

Motion by Grasinger and seconded by Langhorst to approve the minutes from the regular meeting of February 15, 2011. Motion passed 4-0.

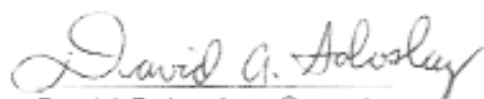
Motion by Robbin Greenberg and seconded by Langhorst, to approve the minutes from the regular meeting of March 15, 2011. Motion passed 4-0.

- Robbin Greenberg presented the balance sheet and financial statements up through the end of March 2011.

Motion by Grasinger and seconded by Langhorst to approve the balance sheet and financial statements. Motion approved 4-0.

- The Board discussed the issue of building a walking track around the soccer field. Soboslay confirmed that the contractor he contacted in order to secure a bid decided at the last second that he would not submit a bid. That leaves the association with one bid. Soboslay indicated that more work needed to be done on the issue, such as a field view to locate exactly where the track would be built and to see if there were any potential water run-off problems. The Board decided that it would meet off-site before the April meeting to look at the area in question. Grasinger and Langhorst took the lead on the issue.
- Soboslay asked Robbin Greenberg to report the progress on the 2009 and 2010 audits. She indicated that the reports would be started soon now that tax season was over. Soboslay asked that the final reports be available at least one month before the public meeting in November.
- Soboslay indicated that the Association received an e-mail from Joe Giconi of 26 Ross Hollow Road. He indicated that he had sent a check to the HOA in February and it had not been cashed. Robbin Greenberg indicated that she would look into it.
- Soboslay reported to the Board that the first annual Rustic Ridge HOA clean-up was a success. There were 16 volunteers who helped clean up Stotler Road and Ross Hollow Road. One volunteer worked on cleaning up the common area adjacent to Ridgetop drive. The Board wishes to thank those who volunteered (please see attached sheet).

- Soboslay indicated that he would write a letter to the Borough thanking them for providing "Men at Work" signs, gloves, neon safety vests and a crew to pick up the trash put in bags by the volunteers.
- Soboslay asked the Board if it was ok for him to draft a letter to the Borough concerning the quads and motorbikes that are destroying the common areas. No one had a problem with the issue, and Soboslay indicated that he would have a draft of the letter for the Board to review at the May meeting.
- Soboslay asked if Bealls Nursery has replaced the dead tree at the trailhead on Rustic Ridge Drive. As Marty Greenberg is handling the issue, and he could not be at the meeting, the issue will be put on the May agenda.
- There was no update to present on the issue of delinquent payments.
- John Grasinger indicated that he was working with Mr. Murphy of Rustic Ridge drive to repair a sinkhole on the walking trail along Mr. Murphy's property.
- Soboslay indicated that the Board's two insurance policies would be renewing in May and June. Contact will be made with the Board's insurance agent so that the new policies can be reviewed and so there is no lapse in coverage.
- With nothing else to come before the Board, the meeting was adjourned. The next meeting will be held on Tuesday May the 10<sup>th</sup> at 7 pm.

  
David Soboslay, Secretary

# Rustic Ridge Spring Clean-Up

## Sign-In Sheet

Saturday April 9, 2011

Name

Address

1. Shannon Soboslay

8 Fieldstone Ct.

2. David Soboslay

" "

3. Chuck & Carol Biehl

121 Rustic Ridge Dr

4. JACK + BONNIE MYLER

159 Rustic Ridge Dr

5. BILL MACCUMBER

508 Stonedge Ct.

6. Tom Mitlo

504 Stonedge CRT

7. Tyler Mitlo, Hunter Mitlo

509 Stonedge Ct.

8. Raven Smith

20 Ridgetop Dr

9. DAVE KIRSH

145 R.R. Dr

10. Sarah Carroll

207 Overbrook Terrace

11. Chuck Carroll

207 Overbrook Terrace

12. Matt Carroll

207 Overbrook Terrace

13. Heidi Huganir

107 Rustic Ridge

14. Marty Greenberg

Rustic Ridge Drive

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16. \_\_\_\_\_

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17. \_\_\_\_\_

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18. \_\_\_\_\_

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Rustic Ridge Homeowners Association  
P.O. Box 14461  
Pittsburgh, PA 15239  
[www.rusticridgehoa.com](http://www.rusticridgehoa.com)

Mr. Michael Thomas, Manager  
Borough of Plum  
4575 New Texas Road  
Plum, PA. 15239

Dear Mr. Thomas:

On behalf of the Rustic Ridge Homeowners Association, I would like to thank you and your staff for the support provided for our first annual clean-up day. I would particularly like to thank Maria Gingery for her efforts to coordinate on your end.

Our clean-up focused on Ross Hollow Road from New Texas to the entrance to our plan, as well as Stotler Road from Old Leechburg to New Texas Road. Our effort would not have been possible without the Borough supplying portable signage and some other small materials. Also, the public works department helped immensely by picking up the trash bags along side of the road on Monday morning.

We had approximately fifteen volunteers come out on a Saturday morning and work for almost three hours. Our group is so enthusiastic that we would like to adopt those two sections of road in order to provide an annual or semi-annual cleaning. If Ross Hollow and Stotler are local roads, does the Borough have a procedure for adopting the roadways? If so, please let us know.

Thank you once again for your help. The Rustic Ridge Homeowners Association and its residents aim to make a positive impact by being good neighbors. We want to make Plum Borough a better place to live and work!

Sincerely,



David A. Soboslay  
Rustic Ridge Homeowners Association

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P.O. Box 14461  
Pittsburgh, PA 15239  
[www.rusticridgehoa.com](http://www.rusticridgehoa.com)

Mr. Michael Thomas, Manager  
Borough of Plum  
4575 New Texas Road  
Plum, PA. 15239

Dear Mr. Thomas:

The Rustic Ridge Homeowners Association owns a common area adjacent to Ridgetop Drive. This common area has a small baseball field, a soccer field and a pavilion that are designed for the use of the residents of the housing plan. Every year we invest numerous dollars in order to maintain this area, and would eventually like to make further improvements. However, our work to improve maintain and improve this area is constantly hampered by individuals riding quads and motorbikes. The HOA is asking the Borough for assistance on this matter.

The HOA sends out an annual mailing at this time of the year. With that mailing we would like to include a notice to our residents about the destruction to our common area and what we can do as a community to prevent this from continuing. We would simply like to tell our residents to call the police when they see kids riding their quads and motor bikes through the streets and our common areas. However, before we send out the mailing or post anything on our website, we would like some direction so that we don't waste the time of the police department.

Our HOA is committed to keeping our facilities in good shape. The destruction that is being caused by just a few people (and they may be our own residents) has to end. Thank you for your assistance on this matter and we look forward to your timely response.

Sincerely,

Marty Greenberg, President  
Rustic Ridge Homeowners Association

Cc: Plum Borough Council