

South Abington Woods Phase II

April, 2018

Newsletter

Inside this issue

Welcome New Member

Please welcome Alan Myers Unit # 109 as our newest member to the POA Executive Board.

Alan moved here in September from the Philadelphia area for a new job at Hendrick Manufacturing Company in Carbondale. He later found out that the company was once owned by Ben Dann from whom he bought the house.

We thank Alan for graciously accepting a position on the Board.

Women's Walking Group

We have a group of women who generally walk Monday through Thursday in warm, clement weather.

Walking time begins anywhere from 4 to 7 p.m. dependent on the sunlight at any particular time of the year.

The group meets in front of unit 114 and walks the Wyndham circle six times. You can enter or leave at any time. Feel free to join us!!

Call Virginia at 570-319-9290 for more information.



Landscape Committee	P 2
Landscape Regulations	P 2
Snow Removal Committee	P 3
Election Committee	P 3
Thank You	P 3
FYI	P 3
Reminder: Association Dues	P 4
Revised Bylaws, Covenant	P 4
Refuse Collection	P 5
Refuse Collection	P 6
Refuse Collection Discount for Seniors	P 6
Extended Vacancy Refuse Collection Affidavit	P 6
Recycle Program	P 7
Special Items Pickup	P 7
Fire, Hospital, Emergency	P 8
POA Executive Committee	P 9
Committee Chairs	P 9

Landscape Committee

I am happy to report that many residents have agreed to help monitor our grounds during the growing season. After the landscape committee meets on April 3, you will be getting an email introducing the resident responsible for overseeing your building.

If, at any time, you have an issue or compliment to give us, the landscape email address is landscapingpoa@yahoo.com. As with other POA issues, only those sent by email will be addressed.

Virginia Loughlin, Committee Chair



For those of you who do not have a copy of the POA landscape Regulations, please read and keep the following:

Landscaping Regulations

1. No hanging baskets will be allowed anywhere on the buildings.
2. Plants and pots are allowed on patios, porches, driveways, and in the beds.
3. Only annuals can be planted in existing beds and must be removed at the end of the season.
4. If you choose to plant alongside the screened-in porch on an end unit, you may only extend the planting bed 1 foot from the building. The mulch must conform to the color mulch used by the landscaper. Beds must be edged and cleaned out at the end of the season.
5. Planting along the backside of your unit is allowed, but the width of the bed from the building can be no more than 2 feet. You may plant perennials, annuals, or shrubs, no vegetable plants. Plantings when full grown must not encroach upon lawns for the purpose of lawn mowing. Beds must be mulched with the same color mulch as throughout the development's property and must be edged.
6. All vegetables or herbs must be planted in pots and be kept on the back patio.
7. It is very important to note that all resident plantings are the sole responsibility of the resident and not the landscaper or the association. Neither of these two parties will be held responsible for any damage.
8. We ask that all residents please help by watering shrubs and lawns as needed.
9. ** With any new construction all issues regarding the establishment of the landscaping which includes shrubs and lawns are between the resident and the developer for one year from the time of planting. After that the replacement of shrubs will be covered for one additional year by the association. Following the two years, the homeowner is responsible for the replacement and planting. In order to ensure continuity throughout our Abington Woods community, the association will obtain the needed plant(s) and/or shrub(s) for the homeowner. The homeowner will be billed for the purchases. Then there will be two options: (1) the homeowner can do his/her own planting at no additional expense or (2) the planting can be done by the association's landscaper at the homeowner's expense.

(**Revised 08/31/2015)





Snow Removal

The Snow Removal Committee welcomes Amy Stahler to our ranks.

We thank you for making us aware of any snow removal issues you have experienced to date. All damage has been documented and sent to our snow removal contractor. When the weather finally breaks for good, these issues will be addressed.

If you experience any type of damage, please don't hesitate to reach out to us by email at poasnow@gmail.com.

Unfortunately Spring is not arriving as quickly as we would all like. We appreciate your patience through this long winter season.

Anne Gallagher, Committee Chairperson

Election Committee

Volunteers are needed for the Election Committee. The Board election is being delayed due to lack of an Election Committee to oversee the election.

Thank you!



Thanks to Anne and Virginia for their service.

F Y I

Friends of the Abington Community Library Spring Book Sale

April 7, 8:30 a.m. to 2:00 p.m.
Clarks Summit United Methodist Church

Rummage Sale

Factoryville Baptist Church
April 27, 4:00 p.m. to 7:00 p.m.
April 28, 8:00 a.m. to 3:00 p.m.
April 28, 2:00 p.m. Bag Sale



Just a friendly reminder



Association Dues

Association dues are due April 10th.

To help residents avoid paying a penalty for late Association Dues as mandated by the Covenant, we are providing the following reminder of the Association Dues fees and penalties schedule:

Association dues can be paid quarterly, semi-annually or annually.

Failure to pay within the 10 day period will result in a late fee of Twenty Five dollars (\$25.00) & penalty & interest costs which will accrue at a rate of 1.25% monthly being imposed by the Townhouse Property Owner's Association.

Example of a late fee calculation applies to end and center units, end unit shown as an example.

- **If late first month** - \$363.00 quarterly dues plus \$25.00 penalty x 1.25% interest.
Association dues of \$363.00 plus \$25.00 penalty = \$388.00 x 1.25% \$4.85 equals \$392.85
- **If late second month** - \$392.85 x 1.25% (\$4.91) interest equals \$397.76
- **If late third month** - \$397.76 x 1.25% (\$4.97) interest equals \$402.73
- Continues to accrue each month until association dues & penalty & interest is paid.



Covenant and By Laws Reminders

Copies of the revised By Laws and Covenants are being distributed to all owners. Owners will be asked to sign that they received the documents.

Please be mindful of the following Covenants:

1. As we move into spring and warmer weather, please be reminded that no picnic tables, benches, children's swings or other recreational equipment are allowed on either the patios or lawn.
2. Any outdoor umbrellas must be the same color as the siding.
3. All owners and residents are required to clean up after their pets.
4. Please reread the Parking Regulations to be sure you are in compliance.

These covenants pertain to all areas and roadways in the Community, including all common areas and areas still under construction. There is no provision in the covenants for exceptions.

Refuse Collection

SOUTH ABINGTON TOWNSHIP is a mandated recycling community under Pennsylvania Act 101.

Residential establishments must recycle newspaper, glass, aluminum, bi-metallic containers and plastics.

Please place all items at the curb the evening before your scheduled pick-up day after 5:00 PM.



"The streets are so much cleaner since we started picking up the litterbugs."

J P Mascaro & Sons will collect the following items:

All household trash in suitable refuse cans. Cans packed so that one man is able to lift it into the truck.

Compactable bulk items (i.e., furniture and appliances)

Refrigerators, air conditioners and de-humidifiers (Freon and compressors must be removed professionally for a fee paid by individual owner and tagged). Residents must call an appliance repair contractor or dealer of their choice to have Freon and compressor removed or to have item hauled away.

Equivalent of one can of construction or demolition waste per week. Large amounts can be arranged to be collected for a fee by contacting J P Mascaro & Sons. If using a contractor, they can contract with their choice of hauler.

Excluded Items

Contact South Abington Township or the County Recycling Center at 963-6868 for a location to dispose of the following items:

- ♻️ Hazardous waste
- ♻️ Non-compactable items (bricks, concrete, blacktop, etc.)
- ♻️ Car parts, batteries, tires or oil.

The refuse and recycling schedule is delayed one day for the following six major holidays: New Year's, Memorial Day, July 4th, Labor Day, Thanksgiving and Christmas.

- ♻ CFL bulbs may be dropped off at the Township Building during regular office hours. The energy saving bulbs have small amounts of mercury that should not be introduced into the waste stream.
- ♻ Drop off unused expired prescription drugs at secure drop off box. Pill form only. No liquids, inhalers or syringes. Remove labels or blacken out name.
South Abington Township building Monday through Friday 8:00 a.m. to 4:00 p.m.
- ♻ Corrugated cardboard dumpsters are located along the paved driveway across from the Township Building, which also serves as the Fire Company driveway.
- ♻ Ink Cartridge Recycling can be dropped off at the Township Building to benefit the South Abington PTA.

South Abington Township Municipal Office is located at 104 Shady Lane Road, South Abington Township.

The Mailing address is PO Box 259 Chinchilla PA 18410

Normal business hours are Monday through Friday 8 AM – 4 PM

Telephone 570-586-2111 Listen to the directory for instructions.

Fax 570-586-5448

Email: cgriswold@southabingtonpa.gov

Refuse Discount for Seniors

Seniors 62 and older are entitled to a discounted refuse pickup rate. Click on the following link to obtain the forms necessary to get the discounted rate or contact the Township building.

[Senior Citizen Trash Affidavit](#)

Extended Vacancy Refuse Pickup

Complete the Vacancy Affidavit for Trash if you will be away for an extended period of time to have refuse pickup billing stopped for the time you will be away.

[Vacancy Affidavit for Trash](#)

Recycled Items Collection



What to Recycle	What To Do
Class Containers – all colors accepted	Rinse. Labels may remain. Place lids in refuse and place in round bin.
Plastic Containers	Rinse. Labels may remain. Crush containers when possible. Put plastic lids back on items and place in round bin.
Aluminum and Bi-Metallic Containers	Rinse. Labels may remain. Crush containers when possible. Place lids in refuse and place in round bin.
Newspapers, flyers, inserts, catalogs, magazines, old phonebooks, envelopes, office paper, paper towel and toilet paper rolls, light and corrugated boxes	Place in rectangular bin. Please flatten all cardboard rolls and boxes for less bulk. Wedge large amounts of corrugated cardboard in between two recycling bins to keep from blowing away.

♻️ Do not set out your paper items during inclement weather. Save for the next week if possible. All other items not listed above for recycling should be placed in your refuse.

♻️ Corrugated cardboard can also be dropped off at the recycling dumpster across the street from the Township Building.

Special Items Collection

Specific dates will be set at each particular time of year and posted in local newspapers for special items removal such as leaves and holiday trees.

Leaf Collection	Place leaves only in biodegradable leaf bags provided by the Township at the curb on two specified dates.
Christmas Tree Collection	Place trees only (no bags) at the curb on specified date.



South Abington Township Police Department

Police calls are handled through the Lackawanna County Communications Center. When dialing 911 for emergencies or 342-9111 for non-emergencies, it is imperative that you inform the dispatcher that you reside in South Abington Township.

The Department operates 24 hours a day and provides basic ambulance service for our area.

Full time staff are present from 8 AM through 4 PM, Monday through Friday. The telephone number for direct access is 570-587-8715. The police fax number is 570-586-4342.

South Abington Township Police Department, along with the Lackawanna County District Attorney's Office, sponsors a Prescription Drug Drop Off Box, located in the Township Building's lobby at 104 Shady Lane Road, Chinchilla.

[Website](#)

Chinchilla Hose Company of South Abington Twp. PA

113 Shady Lane Rd
PO Box 311, Chinchilla, PA 18410

Non-Emergency: 570-586-5726
Emergency: 911

[Website](#)



Geisinger Community Medical Center

1800 Mulberry St, Scranton, PA 18510
570-703-8000

[Website](#)

Moses Taylor Hospital

700 Quincy Ave, Scranton, PA 18510
570-770-5000

[Website](#)

Regional Hospital of Scranton

746 Jefferson Ave, Scranton, PA 18510
570-770-3000

[Website](#)

South Abington Woods Phase II POA Executive Board

Joseph Doyle	
Jim Peters	
Jean White	
Jerry Durkin	
Alan Myers	
Barbara Hazzouri	Treasurer
Jeanie Prall	Secretary
POA Executive Board Email	Poaexecutiveboard@gmail.com

South Abington Woods Phase II Committee Chairs

Snow Removal	Anne Gallagher
Landscaping	Virginia Loughlin
Architectural Review	Joe Hazzouri
Financial Records	Joe Hazzouri
Newsletter	Joe Hazzouri
Election Committee	(need volunteers)