

South Abington Woods Phase II

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Happy New Year!

"For last year's words belong to last year's language.

And next year's words await another voice.

-by T.S. Eliot



Committee Volunteers

We would like to take this opportunity to ask for committee volunteers to carry out the various functions of running and operating the POA. Becoming a committee member is an opportunity to share your expertise and also learn more about your community. It allows you to be more involved in making decisions that will benefit you and your neighbors. It is also an opportunity to network and form new friendships.

Currently, chairpersons are needed for the Snow Removal Committee and the Architectural Committee. Committee members are needed for: Snow Removal Committee, Architectural Committee, Financial Records Committee and Insurance Compliance Committee.

Your help is greatly appreciated. Please contact the Executive Board at Poaexecutiveboard@gmail.com if you would like to volunteer or would like more information..

Financial Records Committee, Insurance Compliance Committee

Thanks to Eugene McNamara (current committee member) for taking over as the new Chairperson for the Financial Records and Insurance Compliance Committees.

Newsletter Committee

Welcome Lorraine Rosenberry as the new Chairperson for the Newsletter Committee.

Executive Board News

We would like to welcome Jeanette Stauffer as the new POA Treasurer and Board member. Thanks Jeanette!

Also welcome Alan Myers as our new Executive Board Chairperson. Thanks Alan!



Thanks to Anne Gallagher for her service last year as our Snow Removal Chairperson.

We would like to give a special thanks to Barbara Hazzouri, exiting Board member and Treasurer for her years of service and dedication to our community.

Also special thanks to Joe Hazzouri, exiting Chairperson of the Financial Committee, Financial Records Committee, Architectural Review Committee, Insurance Compliance Committee and Newsletter Committee for his years of service and dedication to our community.

Thanks to the Landscaping Committee for their hard work in meeting the challenges of the past summer season and keeping our neighborhood beautiful.

Thanks to John Bendick for placing all of the stakes for snowplowing.

Thanks to the Social Committee for planning the annual holiday party at Glen Oaks Country Club. Fifty people attended the event and a fun time was had by all.



*Just a
friendly reminder*

Association Dues

The 2019 POA dues bills have been mailed and everyone should have received them by now. If you have not received your POA dues bill, please contact Jeanette Stauffer, Treasurer, at janweeder@comcast.net.

First quarter POA fees are due on January 10th.

Homeowner Insurance Policies

Please be reminded that copies of homeowner insurance policies must be dropped off in the POA mailbox in an envelope addressed as "Insurance". This must be done every year upon renewal.

Please refer to the Covenants: "Townhouse Owners Association", "Association Dues", for further details.

Snow Removal 2019

This is an update, since many of our residents were not here for our last snow season.

The contractor, NEPA Snowplowing, has agreed to the following:

- Mailboxes and fire hydrants will be cleared as soon as the roadways are plowed, but before driveways and sidewalks.
- Road, mailboxes and fire hydrants will always be kept cleared so the mail can be delivered.
- A poly blade, not a metal blade, will be used on driveways unless directed by the association, to prevent damage to driveways.
- Rock salt will be used on driveways, calcium chloride on the sidewalks.

In order for our snow removal contractor to provide the best possible service, please adhere to the following:

- During a snow or ice event, there should be no vehicles, including visitors' cars, parked on the main road.
- The contractor will not clean off cars in driveways in order to minimize accidental bumps or scratches to vehicles.
- If you own a pet and you do not want the sidewalks and driveways salted, please let the snow committee know, using the email address below.
- No snow should be shoveled onto the road at any time for any reason.

Any concerns should be emailed to the Snow Removal Committee at poasnowremoval@gmail.com. Please include your Unit number and specific concern when emailing.

As stated in Article VIII Committees, Section 7 of the By-Laws, any rules approved by the Committee and the Executive Board, shall be mandatory for all members of the Association.



SOUTH ABINGTON WOODS PHASE II OWNERS INFORMATION

The following is information sent to all homeowners by Mike Noto, SAW PII developer

Listed below is the contact information for various contractors you may want to contact in the event of service work.

Rinker Electric	570-969-7577
Maguire Plumbing	570-840-5387
Valley Heating and A.C.	570-654-4513
Overhead Garage Door	570-383-2829
Dalton Carpet	570-945-7734
Sewatsky Painting	570-815-7197
Kanton Construction (Jimmy)	570-254-6001

The above Contractors performed the work in your home during construction. They will assist you with service once the warranty period has expired.

SOUTH ABINGTON WOODS CHECKLIST WHEN LEAVING HOME IN THE COLD MONTHS

1. Disconnect all hoses from the hose connections and drain water from hoses. Even though the hose connections are freeze resistant, if the hoses are not removed, the water will not drain and freezing will occur. This will cause considerable damage to the plumbing and also the interior of your home.
2. Set heat at 58 degrees.
3. Unplug hot water heater from the outlet.
4. Open all cabinet doors in vanities and under kitchen sink.
5. Make sure all interior doors are left open (closets, baths, powder rooms, etc.)
6. Turn off water supply in foyer closet by turning the valve a ¼ turn on the yellow handled valve. Make sure foyer closet doors are left open.
7. Install new furnace filter prior to departure.
8. Turn off the ice maker in the refrigerator.
9. Have a neighbor or friend check on the house, especially in times of extreme cold.

Even during the warmer weather, when leaving home, it is a good idea to turn off water supply in the foyer closet.

HVAC - SUMMER AND WINTER BALANCING

The dampers are marked in the mechanical room. The dampers should be set to summer mode upon the need for air conditioning. Also, set to winter mode when heating is required.

Valley HVAC provides this service of damper balancing in their yearly, optional service contract. The service contract includes two visits (one at the start of the heating season and one at the start of the cooling season). The service contract is **STRONGLY** encouraged after the original warranty period has expired.

Also, please note once your warranty has expired, Valley HVAC will not respond to a service call during a busy time (heat wave or period of extended cold) if you do not have the service agreement.

In the event of a service call by any of the contractors, after the warranty has expired, the home owner will be charged an additional fee for a service call for nights and weekends. Therefore, if a service call can be performed during business hours of Monday – Friday; it will be much more economical.

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HOSES

Disconnect all hoses once temperatures begin to drop near freezing. Although we have installed non-freeze hose bibs, if the hose is left connected, the water cannot drain. It will freeze and cause major damage.

HEATING AND AIR CONDITIONING FILTERS

This filter should be changed monthly. The size of the filter is 16" X 25". The fiberglass filters (cheapest) work best. They are very economical and help extend equipment life in addition to indoor air quality.

HOT WATER HEATERS

Many units have the conventional hot water tank type heaters. These heaters have a 5 year warranty and expansion tanks only one year. The average life span of a hot water heater is 7 years. It is **STRONGLY** recommended that the hot water heater, the expansion tank, (which is located above the hot water heater) and associated piping, be inspected at least monthly. Monitor for minor drips and/or excessive corrosion.

SMOKE ALARMS AND CO DETECTORS

All smoke alarms are electrically powered with a 9V battery back-up. This back-up is to provide you with smoke detection even in the event of a power outage. These 9V batteries must be changed as recommended by the manufacturer. In the event that one battery fails, it is **STRONGLY** advised that all batteries be changed at that time. Please make sure you check your home for all alarms since there are many alarms installed with-in the home.

STORM DOORS

Any resident that had a storm door installed, it is required that in the summer months of April thru October the full glass not be left in place in the storm door. The full glass in the storm door magnifies the sun rays, and coupled with the seal of the door, traps the heat between the storm door and the exterior door. Temperature of the front exterior door in the afternoon sun light with full glass in place has exceeded 200 degrees. Paint has blistered on these exterior doors; also these doors have sustained damage due to the excessive heat buildup.

All residents should either have the glass removed and the screen installed, or those with the screens within the door should allow the half screen for proper ventilation to reduce the effects of solar gain and heat buildup. It should also be noted, when removing the full glass panel on the storm door do not store the glass panel against the siding even for a short time since the glass will magnify the sun rays and cause damage to the siding or surround surfaces.

Please note, all screen doors were installed by the Homeowners or a subcontractor chosen by the homeowner and not the developer. Therefore, any damages sustained by these doors which were installed outside of the contract between the Homeowner and the Developer shall not be the responsibility of the Developer or the Property Owners Association. Also, we must remember that any repair to a storm door is the Homeowner's responsibility and not that of the Property Owners Association.



Happenings



SCRANTON **CULTURAL CENTER**
at the Masonic Temple
LIFE CELEBRATED.

MONTY PYTHON'S SPAMALOT™

A new musical *lovingly* ripped off from the motion picture
MONTY PYTHON and the Holy Grail

January 25 - 27, 2019



RODGERS & HAMMERSTEIN'S

The King and I

BASED ON THE
LINCOLN CENTER THEATER PRODUCTION

March 29 - 31, 2019

FINDING NEVERLAND

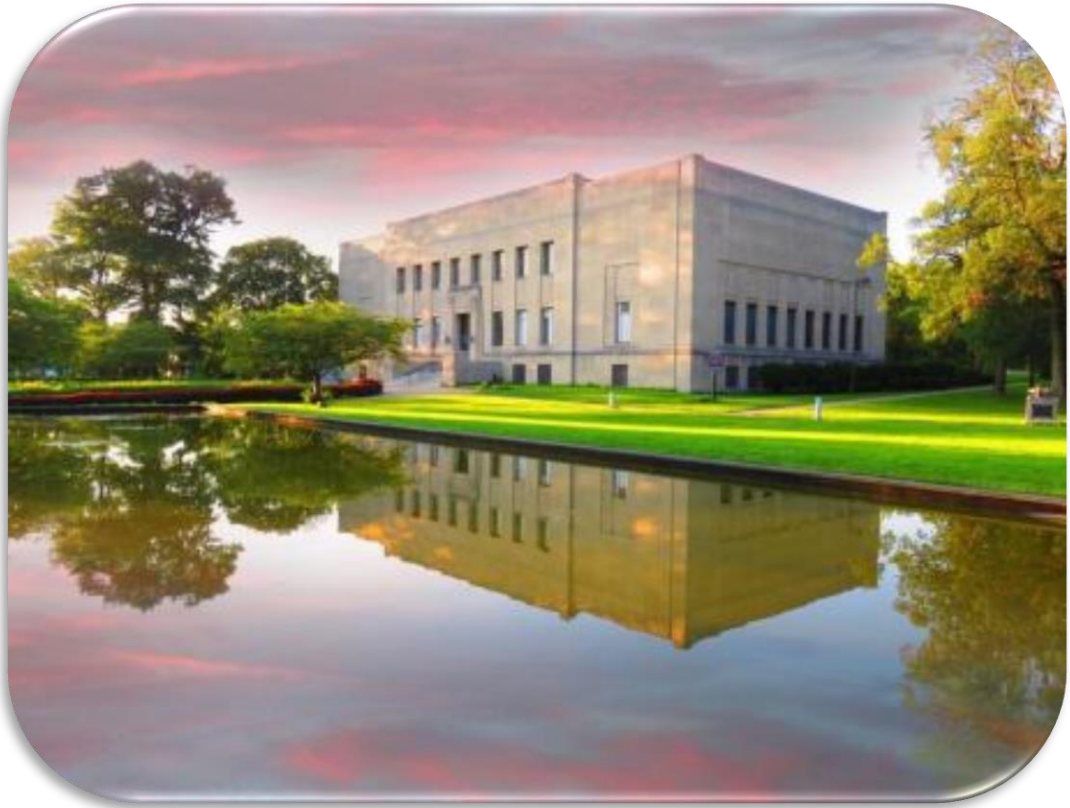


May 31 - June 2, 2019

www.scrantonculturalcenter.org

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Everhart Museum



The Everhart Museum is the largest public museum in Northeastern Pennsylvania. The Museum is located in Nay Aug Park in Scranton.

The Everhart Museum is a not-for-profit regional museum dedicated to the education of its visitors in the disciplines of science, history, culture and art.

The Everhart Museum's collection is comprised of a diverse array of artifacts, including American, Ancient and African art, fossils, and bird and mammal specimens.

Our changing exhibit schedule features a range of visual artworks, historic and contemporary, as well as exhibitions on loan from other prominent institutions.

The Everhart offers multi-generational programming focused on its collections and special exhibitions year-round.

MUSEUM HOURS (February – December)

Monday, Thursday and Friday: Noon to 5:00 p.m.

Saturday: 10:00 a.m. to 5:00 p.m.

Sunday: Noon to 5:00 p.m.

1901 Mulberry Street
Scranton, PA 18510
570-346-7186 ext. 510

The Museum is closed in January for general maintenance.



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](#)

County, State and Federal Officials

County

Lackawanna County Commissioners • Patrick M. O`Malley • Jerry Notarianni • Laureen A. Cummings	570-963-6800
Magisterial District Judge 45-3-01	570-587-1909

State

Martin Flynn, 11 th Legislative District	570-342-4348
John Blake, 22 nd Senatorial District	570-207-2881

Federal

Tom Marino, 10 th Congressional District	570-322-3961
Robert P. Casey, US Senate	570-941-0930
Patrick J. Toomey, US Senate	570-941-3540





South Abington Woods Phase II POA Executive Board

Alan Myers	Chairperson
Jeanie Prall	Secretary
Jeanette Stauffer	Treasurer
Jerry Durkin	
Jean White	
Virginia Loughlin	
Lorraine Rosenberry	
POA Executive Board Email	poaexecutiveboard@gmail.com

South Abington Woods Phase II POA Committee Chairpersons

Financial Records Committee	Eugene McNamara
Insurance Compliance Committee	Eugene McNamara
Landscaping Committee	Virginia Loughlin
Newsletter Committee	Lorraine Rosenberry
Snow Removal Committee	
Architectural Committee	

