



South Abington Woods Phase II

Newsletter

July, 2018



New Residents

Joshua Jacks

Unit 48

Mary Hodel

Unit 54

Herb and Abby Smith

Unit 56

Bruce and Janet Ott

Unit 58

South Abington Property Owners Association Annual Meeting

The annual meeting of the South Abington Property Owners Association will be held on Monday, October 1, 2018 at the Clarks Summit Elementary School on Grove Street. The meeting will begin at 6:30 pm.

A copy of the revised bylaws will be distributed to all residents for review at least 30 days before our annual meeting. A meeting agenda will also be distributed.

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Executive Board News

The Executive Board accepted with regret, the resignation of Jim Peters. We would like to thank Jim for his service and wish him well.

Virginia Loughlin has graciously accepted a position on the Board. Thank you, Virginia. We look forward to working with you.



POA Executive Board Email

Please direct all questions or concerns, other than Committee questions, to the Board's email:

Poaexecutiveboard@gmail.com

Covenants/Bylaws Reminders

Thank you for your adherence to our Covenants and Bylaws. Thank you also for your communications to the Board. We are working to address your concerns. However, according to the Bylaws, we need to ask that all correspondence be signed. We have not and will not identify any member that sends correspondence to the Board. Chances are if you have a concern, there are others that share that concern.

★ Association Dues

POA dues are due on July 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 are paid.



★ Vehicle Operation

Owners, Residents and Guests must operate their vehicles in a safe manner at all times within the development. The speed shall not exceed 20 miles per hour.

(Covenants, p. 7 item 5)



🇺🇸 Please ensure your visitors do not park on the curb or grass.

★ Please remember:

- 🇺🇸 Any landscaping that needs to be replaced must be replaced in kind. (Covenants, p.7)
- 🇺🇸 Please help by watering newly planted grass and shrubs. (Landscaping Regulations)
- 🇺🇸 Lawn ornamentation/statues shall not be displayed in the front or side yards or mulch beds. One piece of ornamentation may be displayed in the rear yard. (Covenants, 6.v, p.8)



Photo courtesy of Eugene McNamara

Committee News

★ Landscape Committee

On behalf of the POA Landscape Committee, I would like to welcome all our new residents.

We try very hard to keep our development looking beautiful and hope you will assist us. In this regard, please read your copy of the Covenant and the Landscape Procedures carefully. If you have any questions or concerns, please contact the Landscape Committee at landscapingPOA@yahoo.com. It is important to use this email address to contact us – this will give us a permanent record of your concern and our follow-up.

Also, a resident recently phoned my home phone with a concern. Unfortunately, I was out of the country at the time and did not receive the message until I returned. A message sent to the POA email address would have been answered quickly.

If you do not have email, please ask a friend or neighbor to send your message to us. Your attention to this matter will be appreciated. Thanks!

Virginia Loughlin, Landscape Chair



Photo courtesy of Eugene McNamara

★ Insurance Compliance Committee

The Insurance Compliance Committee was established to ensure all owners carry the required insurance limits on their homeowner's policy. On the renewal date of your Home Owner's policy, Joe Hazzouri, the Chairperson, asks that a hard copy of the certificate be mailed or dropped off at the POA Board's mailbox (POA #13). (Covenants, P. 10)

★ Architectural Committee

Any exterior alterations must be approved by the Landscaping or Architectural Committee and then the Executive Board. Alterations include but are not limited to extra plantings, storm doors and patios.



Holiday Refuse Schedule

Six major holidays will postpone your scheduled refuse pick-up day to the following day if they fall on a weekday.

For example, next week July 4th falls on a Wednesday, so trash for next week will be delayed a day and picked up on Saturday.

The holidays are as follows: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas.

Storm Doors

It is advisable to leave your storm door window open due to excessive heat build up which can cause possible damage to the door.



Dog Walking

If you hire a dog walker, please inform them of the Association's rules and ensure they avoid lawn areas around the Townhouses and use common areas and remember to clean up.





As some of you may know, the Board was approached about investigating a Bulk Rate for Comcast services. In order to do this, it would be necessary for the Association to contract with Comcast for all members and then increase dues to pay for the services. Since neither the Covenants nor the By Laws, which list the responsibilities of the Executive Board, have a provision that explicitly allows the Board to do this or to use dues for this purpose, we took the request very seriously. Additionally, we are always looking for cost cutting methods that will benefit all Members. After investigating, we decided that at this time, it was not in the best interests of the Community for following reasons:

- For the members that are away for months and get a “seasonal” rate, it would mean they would probably pay more. As noted above, since there is no provision for the Board to ask some members to pay more dues than others, we are very reluctant to do this.
- Since this involves dues, all members would have to be contacted to see what their Comcast package includes so that we can provide members with the maximum benefit and similar service. Informally pooling residents told us that not everyone has the same package. Surveying residents to see if they are interested would not give us the information needed for pricing. All residents would be covered under the Bulk Rate package. While not impossible, it would be very difficult to negotiate a package that would please everyone.
- For those residents that currently have bundled service or want services they have now that are not provided in the bulk rate package (additional TV boxes, HD, DVR, premium channels, telephone), they would be billed individually for the extra services. There is no additional bundling of services not covered in the Bulk rate.
- There was no guarantee by Comcast that all residents would save money.



Summer Happenings

South Abington Woods Phase II Summer Social

DATE: Wednesday, July 18

TIME: 5:30 pm - Cash bar opens and appetizers (Jumbo shrimp cocktail / chips and dips display) begin.

6:30 pm - Grilled burgers, dogs and chicken along with garden salad, potato salad, pasta salad and coleslaw. Sundae bar for dessert.

LOCATION: The Country Club of Scranton- South Porch/Patio.

COST: \$42.00 per person based on 50 people attending.

Marilyn Green will collect the money. She will have a box on her porch at 117 Wyndham. Please put your check/cash in an envelope with your name on it. This will be your reservation to the Summer Party.

RSVP by July 9th

Rotary Club of the Abingtons Annual Fireworks Show

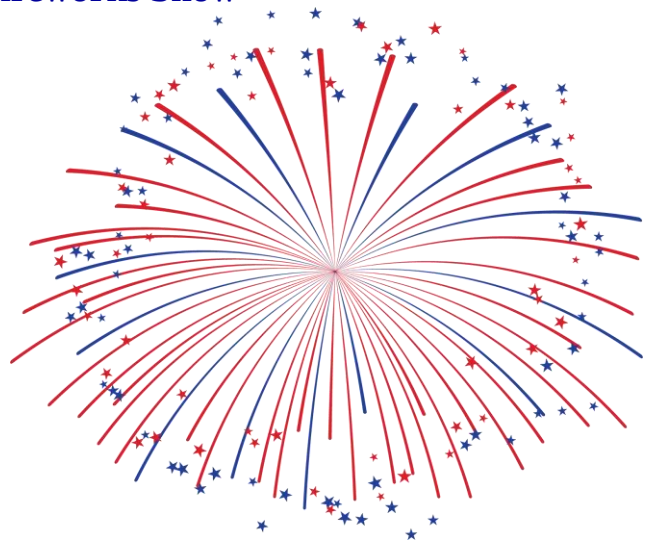
July 3rd

Abington Heights Middle School

Festivities start at 5:00 p.m.

Fireworks start at dusk

Rain date July 4th



Scrantastic Spectacular

July 3, 2018 4:00 p.m.

Courthouse Square, Downtown Scranton 235 N. Washington Avenue, Scranton, Pennsylvania 18501.

This is the seventh year for the Scrantastic Spectacular, and in that time, it has grown into one of our area's signature Independence Day parties.

The Scrantastic Spectacular is scheduled to begin at 4:00 p.m. on Tuesday, July 3rd.

There will be music and other entertainment on the square, plus plenty of food and things for the kids to do.



First Friday Scranton

July 6, 2018 5:00 p.m. to 9:00 p.m.

August 3, 2018 5:00 p.m. to 9:00 p.m.

Courthouse Square, Downtown Scranton 235 N. Washington Avenue, Scranton, Pennsylvania 18501.

First Fridays feature a wide variety of cultural events found in some of the city's best restaurants and cafes, as well as galleries, boutiques, and other small businesses. Many events associated with First Friday take place starting at 5:00 p.m., although some venues do not open until 6:00 p.m.

First Friday is a walkable, close-knit footprint - although a COLTS trolley bus is available for shuttle service at designated stops.

First Friday serves as a conduit to artists, connecting them to prospective venues and to art lovers seeking to buy directly from the artists while enjoying live entertainment, as well as venues looking to attract new customers.

All of these are unified under the vision of using the arts to revitalize Downtown Scranton.

Lackawanna Arts Fest

August 4, 2018 12:00 p.m. to 8:00 p.m.

Courthouse Square, Downtown Scranton 235 N. Washington Avenue, Scranton, Pennsylvania 18501.

Lackawanna Arts Fest will include over 150 vendors, live music, food and interactive art for all ages to participate!

Free admission.

La Festa Italiana

Aug 31, 2018 to Sep 2, 2018

Courthouse Square, Downtown Scranton 235 N. Washington Avenue, Scranton, Pennsylvania 18501.

More than 80 vendors offering great Italian food and continuous live entertainment.

Friday, 4:00 p.m. to 10:00 p.m. featuring The Cameos at 7:00 p.m.

Saturday and Sunday 11:00 a.m. to 10:00 p.m.

Monday 11:00 a.m. to 8:00 p.m. featuring The Infernos at 5:00 and 6:30 p.m.

Free admission.



Hillside Park is a multi-faceted regional recreation facility on 100 acres of former state-owned farm land on PA Route 307, at 1188 Winola Road, in South Abington Township.

The park is bordered by the Clarks Summit State Hospital and the Scranton Country Club, and contains the Abington Senior Center and Eston Wilson Lake located on its property.

The park is home to the Abington Youth Soccer League, Abington Travel Soccer, Abington Girls Softball League, Abington Junior Comets Football and Cheerleading and Abington Pick-Up Soccer.

Sports facilities include 2 softball fields, the grass surface Stroney Soccer Field, and a lighted, synthetic-surface soccer/football field.

Hillside Park contains the Abington Community Garden, the Abington Dog Park, a Lackawanna County Boundless Playground, the lake for public fishing with two handicapped accessible fishing piers, picnic tables, a lighted pavilion and walking trails. Selected trails are paved or planked for inclusive accessibility, and there is an all-accessible rest room building.

The park is managed by the Abington Area Joint Recreation Board (AAJRB) on behalf of five funding municipalities with assistance from Lackawanna County, state and foundation grants and private donations.



July 4, East Coast Trio 6:00 p.m.

July 11, Loungo Brothers 6:00 p.m.

July 18, Wannabees, 6:00 p.m.

July 25, Presbybop Quintet 6:00 p.m.

August 1, Chris DiMattio with Ken McGraw's Orchestra

August 8, Senator John Blake and Friends

August 15, Joe Stanky and the Cadets

August 22, Take 3

August 29, Fab 3



About Our Township

South Abington Township was created in 1867 when the larger Abington region was split into north and south parcels. It is the largest municipality in “The Abingtons” and third largest in Lackawanna County. The Township celebrated its 150th Anniversary in 2017.

The boroughs of Clarks Summit and Clarks Green (which are surrounded by South Abington) were later carved out of this southern region of the Abingtons; thus the Township’s slogan, “Gateway to the Abingtons”.

Demographics

Lowest Elevation	1000’	Leggett’s Creek
Highest Elevation	1950’	Bell Mountain
Population	9073	
Median Age	42.2 years	
Housing Units	3604	
Median Home Value	\$212,400	
Median Family Income	\$75,703	
Road System	23.76 state miles, 39.43 local miles	
School District	Abington Heights	

Voting Districts

District	Ward	
1	1	Heritage Baptist Church, 415 Venard Road
1	2	Heritage Baptist Church, 415 Venard Road
2		Summit Baptist Church, 232 Noble Road
3	1	Chinchilla Hose Co, 113 Shady Lane Road
3	2	Chinchilla UM Church, 411 Layton Road

Post Office serving South Abington Township

Clarks Summit	18411
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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	
Virginia Loughlin	
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