

**Hampshire Woods**  
**Homeowners' Association**  
**Board Meetings**

*All are welcome*

Next meeting is Tuesday, June 20, 2017

6:30pm

Northwood Realty Services  
730 Parkwood Drive

**Annual Garage Sale**

Our annual garage sale is scheduled for  
Saturday, May 20, 2017 from  
8 am – 2 pm

To sign up, complete the form and return the  
form and a check for \$5.00 payable to Chet  
Jack at 200 Hampshire Drive (there's a  
dropbox on the front porch)

**Water Meter Replacement**

Cranberry Township recently began a project to replace older residential and commercial water meters with a new generation of remotely-read digital units. Over time water meters wear out and their accuracy declines. The new meters include an extended-life battery rated for 20 years of service. The meters will be coupled with transmitters mounted on an exterior wall of the customer's home. Daily reads will be transmitted every four hours to receiving antennas, thereby eliminating the need for on-site meter readings every other month. Estimated billing, which was previously used to account for the months between actual readings, will be eliminated. In the future, customers will have the ability to access their water consumption usage securely online 24/7.

More information is available on the Cranberry Township website. Search for Water Meter.

166 Hampshire Dr.  
Cranberry Twp. PA 16066



***2017 Spring Newsletter***



Check out our updated website at:  
[www.hampshire-woods.com](http://www.hampshire-woods.com)

*Printing courtesy of:*  
*Ann Reale*  
*Berkshire Hathaway Home Services*  
*The Preferred Realty*

If you'd like items like the newsletter and event information sent to you via email, please send an email to [tina@cranberrypm.com](mailto:tina@cranberrypm.com) so she can put you on the distribution list.

## Neighborly Reminders:

### Clean up after pets

The Rules & Regulations specify that no pet may be allowed to do its business in a yard other than that of the pet owner. This applies to liquid and solid waste. Pets may be allowed to do their business in the common areas as long as it's picked up immediately.

### What can I dump in the Common Areas?

**Nothing!** The common areas are maintained by the Homeowner's Association. The cost of cleaning up items dumped there will ultimately result in an increase in everyone's annual dues. Plus, the low-lying areas that drain to the stream are called "Detention Ponds". They're required by the Environmental Protection Agency to control runoff. Dumping in these areas can clog drains. They're inspected yearly by Cranberry Township and any issues must be rectified by the Homeowner's Association. **Please note: this includes dumping in the common areas of neighboring developments.**

### Keep your Lamp Post Lit It's a security issue!

Since we only have street lights at the entrances and along Powell Road, the lamp posts in our yards are the only things providing illumination for people walking at night, and a well-lit yard is less of a target for intruders.

## Observe the Posted Speed Limit

This is a residential neighborhood where people walk their dogs and kids play. Yes, we have sidewalks, but remember, some areas do not have sidewalks and in the winter it's sometimes necessary to walk on the street due to snow buildup. And after dark, it's even more important to be careful. While the posted speed limit is 25mph, it never hurts to go **slower**. You'll get a "thank you wave" from your neighbors!

### School Bus Etiquette



#### Parents:

Cars waiting at bus stop should not block driveways, and must park at least 15 feet from the stop sign. All cars should park on the same side of the street with their flashers on and stay off Powell Rd. Please do not park on the common area grass.

#### Drivers:

Allow extra time when leaving. Observe laws for stopping for school bus. Be patient! If possible, adjust your schedule so you're not trying to leave when the bus is arriving.

### Planning a Home Improvement Project?

Remember that exterior improvements require HOA approval before construction is started. Note that obtaining a Building Permit does not include this approval. It must be done by the homeowner via the Home Improvement Request form that may be found on the Hampshire Woods website.

## Coyotes!



Well the coyotes that many neighborhoods in Cranberry Township have been reporting have been seen in Hampshire Woods. Here are some recommendations regarding coyotes:

### **Protecting small children from being attacked by a coyote.**

1. NEVER feed coyotes.
2. Never leave young children unattended in yards or parks.

### **Protecting small pets (cat or dog) from being attacked by a coyote.**

1. NEVER feed coyotes.
2. Keep small pets (cats, small dogs and other pets) indoors from dusk until dawn.
3. Feed your pets indoors. Or if you feed them outdoors do so during the day and never leave pet food out at night.
4. Make sure trash is not left outside in bags and that all trash cans have secure lids with locking mechanisms.
5. Install motion sensitive lights in your back yard and around your house.
6. Don't leave fruit, berries or compost on the ground or uncovered.
7. Don't overflow bird feeders. Hang them high or in areas that are not accessible to coyotes.

### **What should I do if I see a coyote?**

1. You want to harass or scare the coyote so it fears you and leaves. You can do this by shouting or yelling at the coyote. Wave your arms and throw rocks at the coyote if necessary. You can make loud noises by clapping your hands, blowing a whistle, knocking two boards together or by using a car horn, air horn or other noise making device.