

**Canterbury Croft Community  
2019 Update  
From the President of the Board.  
JW Kifolo**

**Happy New Year Canterbury Croft residents.**

**The Board extends our heartfelt wishes for a happy, healthy—and hopefully snow-free winter season.**

**Several units in the community now have new residents. Welcome to the neighborhood. We hope you will find Canterbury Croft a peaceful and comfortable community. Some people come to Canterbury Croft Condominium Association (“CCCA”) from single family homes and the transition takes a little time. In Canterbury Croft Condominium Association, the residents have control over the interior of their unit, garage, patio area inside the fence and driveway. Windows, doors, fences and decks also belong to the unit owner, but prior approval must be obtained before replacing, painting or staining as the case may be, because the style must match the community standard. Individual residents do not have control over the grass around their unit, the parking spot in front of their home or even the walkways. Everyone owns 1/74<sup>th</sup> of these common areas and how they are used and maintained is controlled by the association board.**

**Sometimes residents want their flower beds maintained at a higher standard than the community provides. These residents can request their beds be declared private. That bed is then the total responsibility of the unit owner. This can be an issue for a new resident. The new resident may not want this responsibility. New owners can request maintenance of their bed be returned to association.**

**The board would like to bring to everyone’s attention some of the rules in the community.**

**TRASH:** Trash and recycling is picked up on Mondays. Yard waste is picked up on Tuesdays. No electronics are picked up curbside. (Please see the association website for instructions on disposal of electronics.) Special arrangements must be made in advance for large items to be picked up.

**PLEASE RESPECT YOUR NEIGHBORS!** No trash or recycling is to be put out BEFORE 6 pm on the day before pickup (SUNDAY). Please be aware there are numerous wild animals in the area that are feeding on garbage put out for pick up. We suggest that you use garbage cans with lids. If an animal has torn your garbage bag apart and spreads garbage across the street or the

wind blows it down the street, please be kind and pick it up. CCCA does not have staff that comes around to clean up after residents' garbage that has been scattered down the street by animals or weather.

**SIGNS:** No signs are permitted in Canterbury. Please do not post a sign which attempts to instruct your neighbors, the landscaping crew or the Association what to do or not to do. These signs are unfriendly and signs are simply not allowed. They are an eyesore. Your neighbors will appreciate it.

**CARS AND PARKING:** Canterbury Croft was designed to have no on-street parking. The streets are very narrow. Please obey the No parking signs and ensure your guest obey them also. No one wants to be responsible for an emergency vehicle not being able to provide aid to others in need of help.

Please note that cars are considered to be abandoned when left on the street for more than 72 hours, are mechanically inoperable, or without valid registration. Abandoned cars will be towed at the owner's expense.

No parking is permitted on any street when the snow has reached a depth of two (2) inches or more. This requirement is in effect for 72 hours after cessation of a snowfall.

This is a growing issue in Canterbury Croft as the number of units with multiple cars has increased. In the past, neighbors who had room on their driveway allowed their neighbor to park on that driveway during snow storms. Please use your driveways and try to limit the number of vehicles parked in the street. This is for the safety of all of us, especially children that may be playing outside. Our street is very narrow, parked cars cause poor visibility and whether we like it or not, people often drive faster than they ought to in such condition.

The community established a website ([www.canterburycroftpa.com](http://www.canterburycroftpa.com)) that gives you information on the by-laws and the rules and regulations as well as frequently asked questions. If this doesn't do the trick, please feel free to call the office for help.

Happy New Year to all!

Sincerely,

Joseph W. Kifolo

President of the Board

Canterbury Croft Condominium Association.