



The Linksletter

Volume V, Edition I

April 2012

HOA CORNER

Changes are taking place at the Courtyards. We found that the amount of effort provided by Clagett Management did not warrant the amount they were being paid. We researched the issue by talking to other HOA's in PA and MD and found Clagett to be the least expensive. We then received a bid from Redstone Financial Services to take on the task of paying the bills and keeping our books. The bid was less than Clagett's similar service. Redstone, as you may or may not know is owned by one of our neighbors, Dennis Bowman. Given the savings that we would experience, your HOA Board of Directors voted to give Redstone Financial Services the contract to receive and deposit payments, pay all incoming bills and file the HOA tax return. This all takes effect on April 1, 2012. Dennis will work closely with our Treasurer, Alice Kabatt.

There is good and bad news about this relatively mild winter. Snow removal, thus far, has cost us very little. Let's hope the budget we put in place gets

us through Oct, Nov, and Dec of this year.

Lawns are growing fast and are not due for their first cutting until the 1st week in April. The bad news is that there is a forecast of a wet spring and an infestation of creepy crawling creatures which we will attempt to control.

Our stucco contractor, M and O Exteriors, has surprised us with a complimentary stucco wash for homes that have reached their seventh (7th) anniversary of occupancy. This has begun for homes on Battery Ridge and will continue as each home reaches that milestone. You will be contacted by the Contractor when your home is close to its seventh anniversary.

As the Courtyards mature, we are sure more changes will take place and we intend to stay ahead of the curve.

Respectfully,

Courtyard HOA Board of Directors

Alice, John and Stu

www.courtyardshoa.org/

Upcoming Events

- 4/10 BYOP Club
- 4/25 Ladies' Book Club
- 4/29 Face of America Bike Ride
- 5/8 BYOP Club
- 5/24 Ladies' Book Club
- 5/26 Pool Opens
- 6/12 BYOP Club
- 6/28 Ladies' Book Club



The Linksletter

COMMUNITY ACTIVITIES

Face of America Bike Ride

Please save the morning of April 29th at approximately 10:00 to honor the wounded veterans who are participating in the World Team Sports "Face of America" two day bike ride from Our Nation's Capital to Gettysburg. For the last few years, we, as a community, have turned out to say "Thank You" to these veterans, many of whom are disabled, as well as to the active duty participants. We appreciate their service to our country and have demonstrated that as the attached picture illustrates.

The bike ride participants have all said that passing through the Links and getting such a great reception has been an inspiration to them and one that they look forward to on the second day of their ride. We also have proved to be very generous in our monetary contributions to this organization in their support of the bike riding disabled veterans. If you would like to donate to this very worthy cause, please drop off your tax deductible contribution at the home of Stu Kravits or Bruce Bradshaw. Checks should be made out to World Team Sports (the "For" line on the check should indicate "Custer's Cavalry of Gettysburg"). See you on the April 29th!!



LINKS' CLUBS

The Links Manly Men Cigar Club: The cigar club is focused on the enjoyment of a fine cigar and a complementary beverage with members of the Links community. Meetings are held on the patio outside the grill. Meetings will resume in April depending on the weather. Joe will contact members via email to confirm actual date.

If you are interested contact Joe Hunter (Joehunter65@gmail.com) to join the group.

Pool League: The pool league had 16 men participate this year. Six members of the league opened their homes as table hosts; they were John Kuntzman, Frank Negro, Mark Wivell, Larry Tidmore, Doug Root, and Gil Clark. Thanks go out to everyone who participated as we all had a lot of fun and helped pass the winter away in a socially acceptable manner. The regular season of ten weeks end-

ed on March 7. This year we initiated a singles tournament for all players who wanted to join in, this will take place during the remainder of March. Please contact Gill Clark (gilclark7@comcast.net) if you are interested in playing pool this coming winter.

Links' Ladies Book Club: Book Club is held in the Community Center the 4th Wednesday of each month, the discussion starts at 10 o'clock.

Our selections for the upcoming months are listed below:

April - THE TIGER'S WIFE by Tea Obrecht

May - THE IMMORTAL LIFE of HENRIETTA LACKS by Rebecca Skloot

June - THE MAP of TIME by Brunonia Barry



PETS: IN PARTICULAR—DOGS

Many Links residents have pets and while all pets are precious to their owners, in this article I want to focus on dogs. Dogs are wonderful pets. They give us unconditional love with a wag of their tail, or a lick on the face or hand and they ask very little in return. They want their food and water bowls filled, to be scratched behind the ears, to be petted, and of course, an occasional walk, one or more times a day. On most of these walks, the dog will inevitably leave behind a little “package”, be it on a neighbor’s lawn, in a Common area, or in an empty lot. Please remember that you, as the dog owner or dog walker, are responsible for picking up the “package(s)” that your loving, devoted dog leaves behind and disposing of it in an appropriate manner. If you employ a dog walker, please pass this on to them.

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DRIVEWAYS & BRICK PAVERS

An inspection was conducted of the pavers in our community to determine which ones need to be repaired. As we were walking thru the courts, we noticed a number of driveways that need work. The repair of driveways is the responsibility of the home owners. There are some very good companies in the area and many of the home owners have been pleased with their work. Taking care of your driveway is helpful to the Community by providing a great visual to perspective buyers. Therefore; shop around but please do not let your driveways sink too much. The more they sink the harder and more costly is the repair. The main roads are the responsibility of the HOA and we have put together an aggressive plan to repair when and where needed.

John Kuntzman

POOL SEASON BEGINS IN MAY

Greetings, neighbors, from your Community Center Coordination Committee! We have been working hard in the off-season to prepare for another fantastic year at the pool! The pool will officially open Memorial Day weekend. If the weather is hot the prior week, we may be able to open early.

Last year, we changed the sand in all the filters, added much-needed deck furniture, and repaired an emergent hot tub leak from a failed gasket. This year, we will open the pool with all new lane ropes and six, brand-new sconces along the back wall of the fountain area! Based on the pool chemistry and chemical usage, last year was the heaviest use of the pool ever; I have every reason to believe that this trend will continue, and that 2012 will be another record-breaking pool attendance year.

I want to remind everyone of three simple rules regarding the usage of our pool: First, absolutely no glass is permitted on the pool deck. Next, you are welcome to invite guests to the pool, but you must be present whenever your guests are at the pool. And lastly, children are permitted to use the hot tub, provided that parents physically supervise their activities there at the hot tub, itself. As a courtesy, children should defer to adults who want to use the hot tub.

David Birdwell