

March 2019

Welcome to the Villas at the Retreat!

We hope you are enjoying your new home at The Links at Gettysburg. The Villas neighborhood continues to grow and there is information about the community that we wish to share with you to help you settle in quickly.

1. Villas at the Retreat Homeowners Association (HOA)

The Villas Homeowners Association has an elected Executive Board charged with management oversight of the HOA Budget, and compliance of all homeowners with the Bylaws and Rules and Regulations of our community. Your Welcome Packet will provide additional information on how to contact the current Executive Board.

2. The Links Master Homeowners Association (HOA)

The Master Association includes representatives from all The Links Communities and is charged with management oversight of the Master Association budget for maintenance and upkeep of the Common Areas and Community Amenities. The Villas has representation on the Master HOA.

3. Payment of HOA Fees

Your Welcome Packet will have initial information about how to pay the Villas and Master Association HOA fees. Monthly HOA fees in the amount of **\$165 per month are due on the first of each month**. A late fee of \$10 will be assessed for any fees past due 60 days. This fee will be repeated for each subsequent month of delinquency. You will not receive monthly invoices for the Villas HOA. Many residents have a bank bill payer service automatically issue a check each month through e-banking, and some residents pre-pay their HOA fees a year at a time.

The Master Association fees are paid annually. The Master association billing is done at the beginning of each year and you will receive an invoice. The annual fees include the Master Association Fee, currently at **\$385 annually** and the Community Amenities Fee of **\$300 annually**. These fees are also subject to a late fee of \$10 per month.

The Links development is also subject to the Neighborhood Improvement District (NID) **annual fee of \$1500** payable to Mt. Joy Township to retire bonds that were issued by Mt. Joy to cover financing of streets, storm water drainage systems, street and courtyard lighting, common area landscaping, and various other elements of the Links Planned Growth Community. You can find additional information about the NID in the Public Offering Statement you received at settlement. Currently, homeowners at the Villas at the Retreat are not yet paying the annual NID fee. You will be notified by Mt. Joy Township when this fee becomes due.

4. Community Rules and Regulations

At settlement you should have received the Public Offering Statement For the Villas at the Retreat which contains the Villas Declaration, Bylaws and Rules and Regulations, the Master Association Declaration and Bylaws, and other legal documentation. There is a lot of good information in this Statement and we encourage you to become familiar with it and to ensure all residents, guests, and tenants in your household are aware of and abide by these rules. A copy of this documentation can be found on our website at <http://www.linkshoa.org/>.

5. Community Center, Pool, and Fitness Room

New homeowners are provided with an Access Card for each resident to use to access the Community Center, Pool, and Fitness Room. Your Welcome Packet will have information about how to acquire your Access Cards for your family. Pool Rules and Regulations are distributed to the community from the Community Center Operating Committee (CCOC) at the start of the summer pool season. Residents are responsible for ensuring that all family members and guests abide by the pool rules.

The Community Center is available for private rental at a nominal cost. Use of the Community Center for community only events is free. Further information may be found on <http://www.linkshoa.org/> under Community Center and Pool.

6. Architectural Review Committee

If you wish to make any changes or improvements to the exterior of your home or property, there are specific Architectural Review guidelines for the Villas. A summary of the guidelines and the form to be submitted to the Villas Architectural Review Committee can be found on the website.

Note that in your Public Offering Statement there is a Chart of Maintenance Responsibilities that summarizes the responsibilities of both the homeowner and of the Homeowners Association. This is a useful summary of the division of responsibilities.

7. Trash and Recycling

Trash should be placed at the curb by 9:00 AM on Tuesday & Friday of each week. All trash must be in bags and those bags must weigh less than 50 pounds. The Links Grounds team picks up the trash and the crew is not required to pick up anything that is not properly bagged. Bags of trash should not be left out unprotected overnight as we have an active animal population!

The community encourages recycling but is currently in the process of establishing a new recycling vendor. Until a new vendor contract is approved, there is no on site recycling at the Links.

8. Lawn Service

Brightview Landscaping is under contract with the HOA to provide weekly mowing and landscaping services during the summer season. Also included is periodic mulching, fertilizing, weed control application, pruning of trees and bushes, and leaf collection. These services apply to front yards and beds only. Any planting beds to the side or rear of your property are not maintained under the HOA contract. However, Brightview can provide you a separate service contract at an additional personal cost for those areas. If you have any issues with the service, please inform the Villas point of contact.

9. Snow Removal

Snow is currently removed at the Villas by the Links Grounds Team after more than 2 inches of snow falls. Walkways and driveways are pre-treated as needed with ice control prior to predicted precipitation. All roadways are to remain clear of parked vehicles so that brine application and snow removal can occur.

10. Community Notifications

The Links Community Directory of Homeowners and a Recommended Local Service Providers list is updated and distributed periodically to all homeowners. You will receive information in your Welcome Packet with instructions on how to be added to the distribution list.

The Community Directory is also used to email periodic information of interest to the whole community.

11. Newspapers

Many of your neighbors receive The Washington Post, the Gettysburg Times, and other areas newspapers. Some folks have had trouble getting service started, so be persistent.

12. Newspaper Recycling

Many of your neighbors recycle newspapers for benefit of the local Boy Scouts. Newspapers are to be bundled in paper bags or with twine, and glossy ads and inserts may be included. You will receive an email with instructions on where and when the monthly collections take place.

13. Parking

As a courtesy to your neighbors, please only park in your driveway or garage. Our courtyards and roads are very narrow and are not conducive to street parking. Do not block your neighbor's driveway or the roadway. Do not park on your neighbors grass or on the common area grass islands as they can quickly turn to mud pits. If you are having multiple visitors to your home, please encourage them to park in the large lot behind the Retreat Condo building.

14. Pets

Pets must be accompanied by an individual and maintained on a leash at all times. Please read the Rules and Regulation for all pet related issues.

15. Social Activities

Our community is very active socially and we encourage you to participate. A current list of Social Groups is located on this website. In addition, there is a weekly happy hour each Friday at the Red Rock Grill in the Links Pro Shop starting at 5:00pm and offering dinner & drink specials. This is a great way to get to meet your neighbors at The Links.

16. Community Website and Calendar

The Links HOA's maintain a homeowner website and community calendar located at www.Linkshoa.org.

The above is just a summary of some of the Rules and Regulations and does not replace the official notice in the Public Offering Statement. I encourage you to read this document for additional information on topics such as noise, draperies and curtains visible from the exterior of your home, fences, awnings, decks, storage, pets, etc.

I know this is a lot to digest so please don't hesitate to call any of the HOA members if you have any questions.

Welcome to the Links.

The Villas at the Retreat Homeowners Association