

Cumberland Crossing

General Information

1. Monthly HOA dues cover the costs for lawncare, front flower bed maintenance, trash collection, snow removal (including driveways and front walks), entrance road lighting, street repairs, fire hydrant rental, and administrative expenses. Current dues are \$160 per month, due on the first of each month. Residents may pay up to a year in advance. The HOA does not issue invoices for dues. Payments must be mailed (by you or your bank) to Cumberland Crossing HOA, 200 Clubhouse Dr., Box 6, Gettysburg, PA 17325.

The Master HOA Association invoice is mailed USPS at the beginning of the year. This annual payment should be sent to 200 Clubhouse Dr. Box 1, Gettysburg, PA 17325. Instructions are on the invoice.

2. Curbside trash collection is Tuesday and Friday each week. Trash should be placed at the curb by 9:00 AM. All trash must be in bags and those bags must weigh less than 50 pounds. The crew is not required to pick up anything not bagged. The community also maintains a recycling program but there is no curbside collection. Residents take their recycling materials to three large recycling bins located behind the barn at 322 Mason Dixon Road.
3. The community currently recycles cardboard, paper, glass, and plastic. Please refer to the Recycling Guidelines on this web page. Of particular note: cardboard boxes must be broken down; food containers must be cleaned of all food; and Styrofoam is not recyclable. The HOA pays penalties for unacceptable items placed in the bins.
4. You can also recycle newspapers, magazines, shredded paper, and junk mail through a program that benefits the Boy Scouts. These items must be bagged or securely bundled. Monthly pickup at a Links home is managed by Frank Negro. A monthly email announces the date and location for the pickup
5. Any alterations to the exterior of your home or yard are subject to the Architectural Review Guidelines for our community. The members of the Architectural Review Committee are: Bruce Bennett (Chair), Phyllis Calloway and Paul Oswald. The members' contact information is available in the Links Community Directory and a copy of the guidelines is available on our web page.
6. There are various emails sent to the community to keep us in touch with community events and notices. There is a long tradition of maintaining a centralized email and phone list that is available only within the community. While it is perfectly acceptable for you to opt out of participation, the list is the main way for you to receive notice of important information. The email distribution list is maintained by Jerry Wright at wrightwj@comcast.net. You can send out

community-wide emails by sending them to Stu Kravits at skravits@comcast.net for distribution. Stu also maintains and distributes a Recommended Service Providers list wherein residents can share information about trades people who provided exemplary service.

7. There are weekly happy hours on Fridays at the Red Rock Grill at the Pro Shop starting at 5:00pm. This is a great way to get to meet some of your neighbors at The Links, and there are dinner & drink specials. Occasionally there will be special events for the community such as a Holiday dinner dance, Mother's Day Brunch etc. To be added to the email distribution, contact Bonnie Klein at bklein@thelinksatgettysburg.com.
8. We are still considered an active construction zone by the township. As such, you will see various construction vehicles entering our roads during the course of new home construction. We ask that you keep the roads clear of your personal vehicles to allow not only construction vehicles easier access but also for emergency response vehicles as well. Be cautious of the raised manhole covers on the roads. These will be leveled off as we get closer to completion of the planned number of homes (43) and a second layer of asphalt will be laid down.
9. Pets should be on a leash at all times unless enclosed in the owners backyard. It is also the pet owners responsibility to pick up all pet waste. Please be considerate in this regard. All dogs, three months and older, must be licensed in Adams County yearly. You can also get a lifetime license which is the cheapest in the long run. See the county website for details.
10. Finally, one crucial, and maybe the most important, source of information for you is your neighbor. We find Cumberland Crossing to be a very welcoming community with existing residents ready, willing, and able to help. Don't hesitate to ask around if you have a question.
11. While the majority of the links resides in the Mt Joy Township, the Cumberland Crossing section resides in the Cumberland Township. Both Townships are in Adams County, PA. You will also find for real estate tax purposes the deed to your home only includes the ground footprint of the house and not the entire lot. The remainder of the lot is considered a Limited Common Facility (LCF).

Important phone numbers:

Utilities:

Aqua (Water): 1- 877-987-2782

Suburban Propane: (717) 334-6791

Met-Ed (Electric): 1-800-545-7741

Comcast (Cable): 1-800-934-6489

Links:

Adams County: <http://www.adamscounty.us/Pages/default.aspx>

Cumberland Township: <http://www.adamscounty.us/Munic/CumberlandTwp/Pages/default.aspx>