



The Linksletter

Spring 2022 Edition



Contact Information

A special thank you to all contributors to this edition and those who work to make the Links a great community.

Please refer to your Links Directory for POC contact information for privacy protection.

Master Association Notes

Links Community Update

With the potential sale of the golf course within the next couple years, the Master Association has begun discussions with the Links regarding issues and potential concerns related to the proposed sale. Some of the issues raised include:

1. Contracts: The Links has contracted with the MA to provide lawn irrigation services and to provide curbside trash pickup. The future of these services is the issue.
2. Placement of Garbage and Recycling Containers. The dumpsters are currently located next to the maintenance barn. The availability of alternative sites for this function.
3. Use of Links Parking Lot. The parking lot is golf course property but is jointly used by residents who come to the pool and tot lot. Use of and maintenance of this facility is the issue.
4. Walking trails: Walking trails run through the preserved open space which includes the golf course and the surrounding property. Whether this arrangement continues as is needs to be determined.
5. Shared Costs. The MA and the Links share costs for the upkeep and landscaping of Clubhouse Drive, the area around the pool, maintenance of community fire hydrants, etc. Whether these arrangements continue as is needs to be determined.
6. Retention Ponds and the 18th Green Retaining Wall in the Courtyards. These facilities are jointly owned by the CY HOA, golf course and some homeowners, and they serve all entities. The responsibility for the integrity and maintenance of these structures is a matter that needs to be resolved.

The MA will keep the community informed as things develop. *Russ Arrighi*

REMINDER ON TRASH & COMMUNITY PENALTIES!



REPEAT - Our trash bins are only for normal household waste and not for large items. If the bins are overflowing, meaning the lid cannot close at the time of pickup, and if oversized or hazardous items are found in the bins, we incur an overage charge for each instance. During March someone placed a gas grill in one of the trash bins.

The Master Association is researching a bulk trash pickup day this year where residents can dispose of large trash items. More to follow.

Links Master Association

Courtyards (CY) HOA

The Courtyards held their annual meeting in October and re-elected Russ Arrighi to be President of the Executive Board. Frank Negro and Dan McCusker also continue to serve on the Executive Board. The Board also held monthly meetings to review HOA activities and resolve any issues residents brought to their attention. Major updates for the Community include:

- **Courtyard repairs, upgrades, and improvements.** The Board has developed a list of items needing attention/repair/replacement now that Covid restrictions have been lifted and labor is becoming available. Expect to see multiple improvement-focused projects kick off this spring and summer.
- **Snow Removal Contract.** The Board negotiated a new snow removal contract as part of a larger “Village” effort and the results have received many accolades. The Board put up orange snow stakes to mark roadways and sidewalks to reduce damage to curbs and grass and will collect them during the first week of April.
- **Lawn Care and Landscaping.** The Board continues to work with the lawncare company to improve service. We expect to see early application of fertilizer and better lawn service this summer.
- **Welcoming Committee.** The Board would like to thank Sharon Kuntzman who has been our one-woman Welcome Committee for many years. Sharon has stepped down and Tammy Woolgar and Lin Eichhorn volunteered to take on this important “first impression” effort for new residents. Additionally, the Board authorized funds for a small gift to be included with the updated welcome package.
- **Storm Sewer Management.** The Board continues to address potential rain run-off issues. Our Resident-led storm sewer survey and study committee identified several areas that could use inspection and the Board hired a profession to provide an assessment. Results should be available later in the spring. Once we understand the results and recommendations, the Board will work through the next (possible) steps.

Courtyard Executive Board

Garrison Falls (GF) HOA Development Update

We emerged from our winter hibernation to find that all our vacant lots have disappeared. D. R. Horton completed their model home and opened it to the public on February 12. The remaining 18 lots are in various stages of construction with several homes near completion. With the heavy equipment work completed on Ryan Court, the developer is expected to install the pavers on the court and thereby complete the streets for Garrison Falls. We look forward to the end of this year when all construction should be about completed.



With the final homes underway, there is progress on related infrastructure items. Topcoat paving will be applied to Savannah Drive as warmer weather arrives. Also, we expect the installation of remaining streetlights. Lastly, we continue with maintenance of pavers on the internal streets.

Our new landscaping contractor, Ecker's Lawn Service from Taneytown, recently began work in the community by edging beds and installing mulch. The beds look great and as the lawns green up, we expect to start mowing services around mid-April.

Andy Muenzfeld

Welcome New Residents

Myatt, Cindy & Craig
Pangburn, Amy & John
Pellegrino, Leslie & Tony

16 Lookout Ct.
2 Todd Ct.
6 S. Chamberlain Ct.

Courtyards
Courtyards
Courtyards

*If you know of a new resident to the community, please inform **Jerry Wright** along with a contact email and/or phone number for the new resident. To respect privacy, Jerry will coordinate with our new resident to determine appropriate contact information for our directory and distribution lists.*

Mount Joy Township Update

At the January Organization meeting for the Mount Joy Township Board of Supervisors, Links resident Bernie Mazer was unanimously elected Chairperson by the Board and Terry Scholle Vice Chairman. Bernie and Terry are sharing the duties of managing the township while decisions regarding ordinances, resolutions, and major procurements are made by the Board.

Bernie has created several township task forces staffed by fellow supervisors and resident volunteers. One will examine an update of the Comprehensive Plan. The second task force will focus on the history of the rural community. Pennsylvania was one of the first states to adopt public education and establish schools in the 1830s. One of the earliest schools in Adams County, the Pleasant Grove School, affectionately known as Mud College, is now owned by the township. The Board is working to prepare the building for tours in May. If there are former educators in the Links or you are interested in one room schoolhouses, please let Bernie or the township know, and provided there is sufficient sign-up, one of the township docents can conduct a tour. The township also owns an old cemetery on Cemetery Road. The Board is planning a community day to clean the headstones, tidy the spaces, and commemorate veterans of the American Revolution, War of 1812, and Civil War buried there. The local Grand Army of the Republic chapter provides American flags every year. The Board is also cataloging historic buildings and sites within the township.

Every year, the township's financial statements are audited. This year, the township received a clean opinion, known as an unqualified audit. Mount Joy's financial situation is healthy and, over the years, the township has eliminated a variety of taxes such as the township real estate tax .

There is ongoing litigation regarding the denial by the Board of large scale solar energy systems in the Baltimore Pike Corridor zone. In April, there will be a decision by the Board on whether to approve a subdivision and land development application for solar energy systems in the Agricultural Zone of Mount Joy. There is a public comment hearing at the township building at 902 Hoffman Road at 7 PM on the 13th of April. Incidentally, the law firm representing the solar company in the two zones is also the same one that represents the Links' associations.

One of the Township's roles is to adopt or amend ordinances as part of the Board of Supervisors legislative authority. The decision to enact or amend an ordinance rest with the discretion of the Board as the Township's executive body. The exceptions to the latter comment arise when the State legislature by enacted law has mandated legislative actions. Mount Joy has ordinances like zoning that determine what kind of structure can be built, whether a property can be repurposed and whether or not it can be replaced with something new. The Board just passed several ordinances that have additional conditions for siting and location of land uses like solar engineering facilities and warehousing.

Next quarter, township topics will cover the demographics of Mount Joy.

If you have township questions, you can contact Bernie at bmazer@mtjoytwp.us or the township at secretary@mtjoytwp.us.

Bernie Mazer

Recent Activities & Events

Links Wine Club



Wine Lovers of the Links gathered together on Saturday March 26 for our first Wine Club and Tasting event since 2020. Attendance was robust with 68 residents attending...a full house. The club believes that wine is a great excuse for getting together and socializing once again.

The theme for the tasting was popular wines aged in spirits barrels, specifically bourbon barrels. This process adds an additional 2-3 month time to the aging of the wine, increasing its body and flavors. The tasting included the following selections: Ménage à Trois Cabernet Sauvignon 2019, Barrelhouse Red Blend, and Gnarley Head's 1924 Cabernet Sauvignon 2020. Presenters were Shelley Anderson, Dan McCusker, and Jerry Wright with more than able pouring assistance from Deb Fugas, Mary Wright, and Georgette & Mark Gut. These wines pair best with beef, lamb, and game.

Most of the tasters enjoyed the presented wines ... evidenced by the fact that all were consumed. Attendees brought many goodies and their own favorite wines to share. The Group consensus was that the event requires repeat performances. Planning is currently underway for our next event in June. Other events will follow quarterly to include a visit and tour of local wineries. Watch email for details.



New members are always welcome. "Membership" is free – the only caveat for attendees is to volunteer to help plan and organize a future event. Salud to all.

Jerry & Mary Wright



Who Is Your Valentine?



Paula Kravits hosted her free annual workshop for residents to create a Valentine's Day card for someone(s) held dear and close to the heart. As always, Paula provided all of the material and many creative ideas for design. Participants also brought ideas of their own and "love" in their heart.

This year's event was well-received, especially after skipping the event in 2021. The women thoroughly enjoyed the workshop and look forward to many more.

Below are pictures of some of the fantastic women who participated and the cards created.

Thank you, Paula.



Billiards Anyone?



The Links Billiard League, after missing all or part of the last two seasons, successfully wrapped up its winter league on March 23.

Although some players from years past opted not to participate due to continued COVID concerns, 15 players joined in. The first ten weeks of the season was two man team play. Bruce Terry finished with the best won/loss percentage, followed by Andy Muenzfeld, Gil Clark, and Lee Fortenberry. Other top players were Michael Pastick, Tim Dehan, and Jerry Wright.

The Winter League concluded with a singles tournament that took place over two nights. All of the above named players were involved, as were Larry Tidmore, Jerry Dougherty, Sal Ferlisi, and Phil Apple. Four players advanced to the finals, where Gil Clark eliminated Jerry Wright after four closely contested games and took the trophy. A consolation tournament was held for the previous night's second place finishers. It was won by Bruce Terry over Lee Fortenberry.

The Billiard League will return to action sometime in the Spring with a short session of non-competitive singles play. There will likely be another short session in October. The League welcomes new players. Contact *Gil Clark* for more information.



Gil Clark, Singles Tournament Winner, &
Bruce Terry with Best Won-Loss Season Record

Upcoming Activities & Events

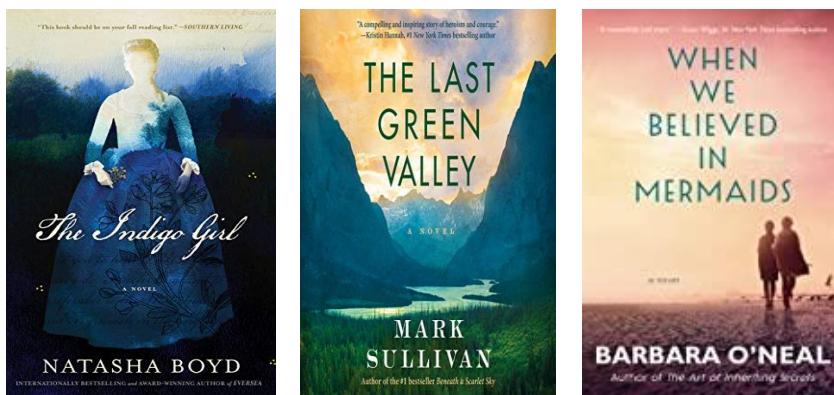
Ladies Book Club

Our group was very happy to greet the new year with three meetings: January was *The Wife Who Built Bridges* by Tracey Emerson Wood, February was *Circe* a novel by Madeline Miller, and we just concluded our March discussion with *The Lincoln Highway*, a great new novel by Amor Towles. Our conversations take place on the 4th Wednesday of the month at 10am in the Community Center. All discussions have been well attended.

Looking to next quarter our book selections and discussions are:

- April 27 – *The Indigo Girl* a novel by Natasha Boyd,
- May 25 – *The Last Green Valley* a novel by Mark Sullivan,
- June 22 – *When We Believed In Mermaids* a novel by Barbara O'Neal.

We hope you will read along with us even if you cannot attend our meetings. *Claudia Clark*



THE LINKS CIGAR CLUB



The Cigar club will meet on the 2nd Thursday of each month beginning in April on the patio outside the pro shop. Bring your favorite spirit. Cigars will be provided. Contact:

Joe Hunter



Golf Tournament Updates



"Spring has sprung, da grass has rizz. I wonder where da golfers izz"

Below are the golf tournaments coordinated and sponsored by Links residents:

- April 28 – Tee it up Fore the Arts 7th annual event supporting the Arts in Adam's County (Stu Kravits)
- May 19 – Adam's County Optimist Tournament supporting Adam's County programs for kids (Bruce Bradshaw)
- June 4 – Barlow Fire department's The Bob Gantz Memorial (Chris Burne)
- June 16 – National Christian Choir (Dennis Bowman)

Stu Kravits



Bunco will be restarting in May. Although our 12 seats are full, we would gladly except anybody who would like to be on the Substitute List. Just drop me an email letting me know. *Colleen Arrighi*

Links Men's Breakfast



Working to restart the Men's Breakfast. Stay tuned in email for updates.

Stu Kravits



Residents at the Links have been invited to have an exhibition of all kinds of art at the Adams County Arts Education Center in November 2022. Types of art include woodworking, pottery, needlework, photography, paintings, pastels, greeting cards, and jewelry as examples.

The artwork can be framed or matted or placed on a table with a stand. It can be for sale or not. I would like to encourage anyone at The Links who is interested to let me know and I will set up an information meeting. It's a wonderful opportunity. You do not have to commit until you

hear what this is all about. Please let Paula know if you are interested. Ten residents have already signed up. Thank you, *Paula Kravits*

Winter on the Battlefield submitted by Robyn Burne



A foggy majestic sunrise at the Links, 19 March 2022
submitted by Robyn Burne



What a Difference a Month Makes! Submitted by Mary & Jerry Wright



Many Links Activities on Pause

Resumption of **Activities** will be Announced via email

Chair Yoga (Co-Ed) Thursdays, 10:30 a.m. at the CC. (Brenda Insalaco) (Resumes in April)

Family Activities Committee organizes seasonal activities. (**TBD**)

Ladies Book Club at the CC at 10 a.m. on the fourth Wednesday of every month. (Claudia Clark)

Ladies Breakfast on a Thursday, 9:30 a.m. monthly at the home of a Links hostess (Betsy Dougherty)

Ladies BUNCO Group: call organizer for more details. (Colleen Arrighi)

Ladies Mahjong Group on Tuesdays, 2-4 p.m. (Sandy Negro)

Ladies Second Tuesday Club on the second Tuesday of each month, at 10 a.m. in the CC (**TBD**)

Ladies Workout Classes (varied) at the CC every Monday, Tuesday and Wednesday 9-10:00 a.m. (Bernadette Kesselman)

Ladies Yoga Class at the CC Fridays, 10:30 a.m. (Brenda Insalaco) (Resumes April 8)

Men's Breakfast on a Thursday each month at a local restaurant, aligned to the Ladies Breakfast schedule. (Stu Kravits)

Men's Cigar Club monthly, usually Thursday 7-9 p.m. on patio outside the Pro Shop. (Joe Hunter)

Men's Yoga Class at the CC Fridays, 9:00 a.m. (Brenda Insalaco) (Resumes April 8)

Pickleball 9 a.m. on Tuesday, Thursday, and Saturday at the Tennis Court (Brenda Insalaco)

Produce Gardens takes place in the warmer months. (Bruce Bradshaw)

Red Hat Divas monthly outings and activities. (Barb Greeley, Queen Diva)

Social Activities Committee schedules Last Fridays and other events during the year (Sal Ferlisi)

Wine Club at the CC, on Saturday afternoon, once a quarter. (Mary and Jerry Wright)

This newsletter serves the Links community. Residents are welcome to contribute articles, photos, and suggestions to the Links Newsletter. Please contact Jerry Wright or Kay Larson.