



The Linksletter

Volume III, Edition I

September, 2011

HOA CORNER

It is time for the Courtyard Homes HOA Annual Meeting. It will be held at the **Premier Clubhouse on Thursday October 27, 2011**. Please mark your calendars. This is a great opportunity to meet some of the new neighbors that have joined our Community during the past year and also review the financial statement (thru September) for 2011 and the 2012 budget.

After 4 years of service to our Community our friend Dennis Bowman will be leaving the Executive Board. There is an active search for a replacement. All of us have been fortunate to have Dennis participate in getting the HOA started.

The holiday season is fast approaching so please adhere to the instructions on displaying Flags and Decorations. All Holiday decorations, including external lights shall be permitted for a period beginning 10 days prior to the Holiday and must be removed no later than 5 days after the Holiday. This includes Halloween and Thanksgiving. For the Christmas holiday you may display decorations beginning on Thanksgiving and they must be removed by January 15, 2012.

Check the Public Offering Statement (POS) in the Rules and regulations section Paragraph #19

Have a safe and healthy season.

www.courtyardshoa.org/

Upcoming Events

- **9/21 Cigars Under Stars**
- **9/22 Ladies' Breakfast**
- **9/28 Ladies' Book Club**
- **10/6 Cigar Club**
- **10/11 BYOP Club**
- **10/15 Wine and Beer Fest**
- **10/26 Ladies' Book Club**
- **10/27 HOA Meeting**
- **10/31 Trick or Treating**
- **11/3 Cigar Club**
- **11/8 BYOP Club**

COMMUNITY CALENDAR

The Community Event Calendar can now be found on the Links at Gettysburg website under **Members Club**, Members will log in the same way and at the top of the page they can click on **Community Center Event Calendar** Go to:

thelinks@gettysburg.com

COMMUNITY ACTIVITIES

HAWAIIAN OPEN

It was a beautiful Friday, July 1 when numerous Links residents, golf members, and employees gathered in the parking lot in preparation for the annual Hawaiian Open.

Each golfer was given a "Goodie Bag", given directions for playing and scoring, and then sent off to different holes to begin the Scramble!

As golfers completed the 18 holes, they gathered back at the Pro Shop to turn in their scores. While winners were being determined everyone got something to eat and/or drink.

Prizes were given to all of the winners and then donated items were awarded based on raffle tickets.

This event was once again organized by Frank Negro. He was able to get local businesses to donate prizes for the raffle.



Claude Rodier, Joe Hunter and Tim Dehan ready to tee off at The Hawaiian Open!

The winning foursomes are: Men - Barry Blevins, Sid Steinour, Derrick LaHouse, Dave Larson with a score of 61 (in a score card playoff).

Women - Stephanie Reiner, Sue Bradshaw, Lynn Hunter, Stephanie Bender with a score of 71.

Looking forward to next year's Hawaiian Open! Thanks again to Frank for organizing this!



WINE AND BEER FEST



The Links at Gettysburg Wine and Beer Fest will be held on **Saturday, October 15th 2011** from 6:00pm until 9:00pm at the Community Center. ***Please bring your favorite wine or beer and a food to share to accompany your drink.*** The food may be an appetizer, main dish or dessert. Contact Michelle Warrington if you have any questions or you would like to help.

HISTORY OF RECYCLING AT THE LINKS

In 2006 several Links residents toured Mason Dixon Farm. During our 1 1/2 hour visit, Mr. Richard Waybright took us to the freshening barns (where calves are born). We were told that the bedding in these barns was shredded newspaper. Why not straw, we asked? He explained that straw allows bacteria to grow, possibly infecting the cows and calves. There is no bacteria growth with newspaper.

The farm gets its newspaper supply from local non-profit youth organizations. Mr. Waybright supplied the names of some of these organizations. I ended up contacting Boy Scout Troop 78 from Gettysburg and volunteered to collect papers and see to it that Troop 78 picked them up from my house once a month. We have collected between 400 and 700 pounds of paper each month since 2006. The farm paid the scouts \$65 per ton in 2006; they now pay \$95. Estimated totals up to now are : we have recy-

clad 15+ tons of newspaper and the Boy Scouts have made between \$1200 and \$1500.

There are some requests from the farm and scouts regarding recycling. Papers should be placed in paper bags or bundled with twine. Also, please do not include glossy advertisements, as the ink runs when in contact with animal waste.

Recycling newspapers at the Links is a win/win/win for all. We leave less of a carbon footprint on the environment, the farm gets needed paper for their purposes and the scouts get money to help with their programs. Currently about 40% of the Links residents recycle newspapers for the scouts. Let's try to make it 100%. Newspapers can be dropped off at my house (8 Parkland Court) any time during the month. A monthly reminder regarding the date and time of the pick-up is emailed to all residents.

- Frank Negro

ARCHITECTURAL REVIEW COMMITTEE

The Courtyards Architectural Review Committee (ARC) has had a busy 2011. Residents have requested approval of plans ranging from complex home additions to the simple installation of storm doors. As has been typical of applications submitted from the beginning of the HOA, the applications have been approved with few issues.

The ARC is a committee composed of three

residents appointed by the Executive Board to review and evaluate any alteration to, or change appearance of, the exterior of a home in the Courtyards and to make a recommendation to the Executive Board whether to approve the alteration. The members of the ARC are Liz Zaic, Michaela Biba and Gil Clark.

There are several sections of the "Covenants and Restrictions" and "Rules and Regulations"

of the HOA that prescribe what residents can and cannot do to the exterior of their homes which the ARC is bound to follow. However, where restrictions are not evident, the ARC attempts to balance the desires of homeowners to “express” themselves, with the need to preserve the character of our community and maintain property values.

The HOA website (courtyardshoa.org) contains a set of “Guidelines” that define many things that can be done to the exterior of a house (which includes your front and side yards) without the need to submit a formal

application for approval. The ARC simplified these guidelines for homeowners to lessen the paperwork. Prior to submitting an application, please review the Guidelines to see if your activity is covered.

If consulting the Guidelines doesn't help clarify things, then you should submit an application for approval. Please allow ample time for the ARC to review your plans. In many cases there will be a quick turnaround.

If you have questions please contact anyone on the Committee.

LINKS CLUB NEWS

Men's Book Club

This Book Club has been quiet for more than a year. The club had begun as a military history book club. We covered most major conflicts in which the US had been involved. There have been suggestions that the club expand into other areas.

In an effort to restart the club, I will chair a meeting of interested individuals at the Community Center in October. A notice with time and date will be sent.

You will be asked to please bring a book that you would like to offer to the group for discussion. If your book is picked, we would like you to be the moderator.

Hopefully we can create both a list of books and presentation dates.

- John Kuntzman

Bring Your Own Project

The Bring-Your-Own-Project (BYOP) Group is an outgrowth of

the Crafts Group started in 2006. Except for a brief hiatus this summer, the group has gotten together each month. We gather on the second Tuesday of every month at 10:00 a.m. in the Community Center. Participants bring a project of their own choosing to work on while enjoying the company of friends and neighbors. Some come empty handed but still enjoy the company. We all participate in the discussions as well as learn to do some of the projects of others. Projects have included filling photo albums, art work, sewing or knitting or browsing catalogues.

Everyone is welcome with or without a project. Call Liz Zaic, at 359-7882, for more information.

Ladies' Book Club

Book Club meetings continue this fall. We meet on the 4th Wednesday of each month in the Community Center at 10 am. If you have any question please contact Denise Reagan.

Manly Men Cigar Club

The Cigar Club is focused on the enjoyment of a fine cigar and a complimentary beverage with members of the Links community. Meetings are held on the 1st Thursday of the month from 7-9pm. During Spring & Summer, we meet on the patio outside the grill. During fall and winter, meetings are held at Union Cigar Club in Gettysburg. Meetings are open to non-smokers as well who like to enjoy fine spirits, interesting discussions, and who don't mind cigar smoke.

We have Special Events such as 'Cigars under the Stars' that was held on Sept 21, 2011 at the Links Premier Clubhouse. The cost was \$100 per smoker and included a prime rib dinner, free cigars and raffles.

If you are interested contact Joe Hunter (Joehunter65@gmail.com)

MT. JOY TOWNSHIP & THE LINKS

If you are like me, it wasn't until sometime after moving here that you became aware that government in Pennsylvania is different from, well just about anyplace. It wasn't until it came time to vote, that I discovered that we live in someplace called Mount Joy Township. What the Links had to do with the township or even Adams County was not entirely clear. No one has seen a snow plow with Adams County written on the side or a police car from Mount Joy. And since we live in a self contained environment here at the Links, it may not ever become clear how all of these entities fit together and how they play a role in our lives.

The Links at Gettysburg is a Planned Golf Course Community located within the municipality of Mount Joy Township. As such, the Links has a legally defined status and is responsible for certain functions that would normally be taken care of by the Township. In fact, residents of the Links have few reasons to be involved with the township, as we are responsible for our own street repairs and garbage collection. We have our own sewer and water system, and have fire and police provided by independent volunteer fire companies and the State Police.

So what does the Township provide? In Pennsylvania, the lines of responsibility for civic functions are very different than in other states. In Pennsylvania, every citizen lives in a "municipality," which is either a city, a borough or a township. When this system was put in place (the responsible culprit is rumored to be Ben Franklin) the theory was that as many responsibilities of government as possible would be carried out as close to the people as possible. Thus very few things in Pennsylvania happen at the County level. Other than the courts and land registration and assessment, important functions such as road maintenance and land use and planning are taken care of locally. Voting is done in the municipality. If a police force other than the State Police is present it will be provided at the local level.

The most important responsibility of the typical township in this state is road maintenance. However, townships may opt not to accept responsibility for roads in a housing development, turning the burden over to the

development's HOA. Other roads in a township may be state highways. Mason Dixon and Taneytown Roads are state highways. Unless you drive off the main roads you will not drive on a township road between your house and Gettysburg. That the roads we use everyday are state roads is not necessarily a good thing. If Mason Dixon Road was a township road it would be plowed sooner and maintained better. The bridge over Rock Creek would not have been allowed to fall into disrepair.

Almost half the population of Mount Joy Township lives in Lake Heritage or the Links. The township provides no services to residents of these two communities, yet collects taxes from them. Historically, this has meant that township taxes have been low. However, the 5(five) person Board of Supervisors initiated several ambitious programs during the past decade, including one to preserve farmland. These programs put the township substantially in debt, and taxes were raised 1,500% in 2009. Citizen response to this was to vote out those supervisors. Their replacements have lowered taxes and have phased out programs that are not self funding. These efforts continue.

Most township residents, prior to the huge tax increase paid little attention to township affairs. Links residents paid about \$50 a year in taxes. When that number went closer to \$500 people noticed, especially if they lived in a community that receives no services for that money. At a campaign meeting a few years ago someone asked the candidates what the township provided residents of the Links. The answer was simply 'very little.' As one of the supervisors, our neighbor Gil Clark has given much consideration to this, looking at ways that township services can be provided to all residents on a more equal basis. If you have thoughts on the matter please contact Gil.

The position of township supervisor will be on the November 8th ballot. Mount Joy is governed by five elected supervisors. Three of these positions are open. Two are six year terms and one is a two year term.

- Gil Clark