



The Linksletter

Volume XIII, Edition I

May 2016

Upcoming Events

- Saturday, May 14: Community Pool Cleanup at 9 am (rain date May 15)
- Saturday, May 14: Links Wine Club at 3pm in the Community Center
- Thursday, May 19: Optimist Club Golf Tourney at the Links at 1pm
- Thursday, May 19: Red Hat Outing to the Oatlands Plantation in Leesburg, VA
- Wednesday, May 25: Men's and Ladies Breakfasts
- Saturday, June 4: Annual Links Wine & Cheese Event 6-9 pm at the Community Center
- Friday, June 10: Wounded Warrior Patrol Charity Golf Tournament at 1:30 pm

Courtyards HOA Executive Board members:

Bud Vance, President
Liz Zaic, Vice President
Tom Fischer, Secretary-Treasurer

HOA CORNER

Hello, neighbors! It's been a while since the last Links Newsletter. This might be a good time to provide some useful, basic information on our growing Links community, particularly for new residents.

Our Neighborhoods

The Links is currently made up of four different neighborhoods: Courtyards, the Retreat Condominium, Garrison Falls and Villas at the Retreat (including the Keystone homes). Most, but not all of these neighborhoods have established Home Owners Associations (HOAs). Representatives from the neighborhood HOAs sit on the Master Home Owners Association (MA) Executive Board and vote on issues that are governed by the MA. (See section below on Master Association.) Information on your neighborhood HOAs and the Master Association can be found at linkshoa.org, a website recently updated by Kurt Dustin, our new webmaster.

Here is some current information on people serving on your neighborhood HOAs and the Master Association.

Aerial view of the Links 10 years ago



Garrison Falls HOA Executive Board members:

Sal Ferlisi, President
 Dave Larson, Vice President
 Barb Greeley, Treasurer
 Mary Thompson, Secretary

Villas at the Retreat HOA Executive Board members:

Rick Klein, President
 Karen Hollerich-Kopp, Advisor to the Executive Board

(There will be no elected HOA Board until 75% of the homes are built in a neighborhood. Rick Klein, the developer of Links, acting as the Executive Board for the Villas, has appointed Karen Hollerich-Kopp to advise him on the Villas neighborhood issues.)

Master Association Executive Board members:

Bud Vance, President
 Rick Klein, Vice President
 Dave Larson, Treasurer
 Karen Hollerich-Kopp, Secretary

In addition, under the neighborhood HOAs, there are Architectural Review Committees (ARCs) to provide guidelines and approve changes or improvements to the exterior of your house, including landscaping. The ARCs also oversee the use of common areas and public spaces. The ARC guidelines can be found online at linkshoa.org or in the hardcopy of the Public Offering Statement (POS) the homeowners received at time of settlement.

Community Center Update

The Master Association recently upgraded the equipment in the Community Center gym, including the purchase of a refurbished treadmill and an elliptical machine. Both pieces of workout gear were bought from an auction of pre-owned, excessed equipment from Ft. Detrick in Frederick, Md., thanks to Don Faust who brought the sale to the Board's attention. On these particular purchases, the MA consulted Tim Neal, a professional certified gym equipment maintenance person, who works at the YMCA. Tim Neal has refurbished the treadmill and is maintaining all the gym equipment at the Community Center. Tim's contact information is being added to the Links preferred vendors list.

Links Highlights



Face of America

On April 24, 2016, Links residents poured out onto Mason-Dixon Road to honor hundreds of bike riders participating in the World Team Sports “Face of America”, a 2-day bike ride from Washington D.C. to Gettysburg. This is the 8th year that the Links has supported this special event to honor veterans for their service. In addition to active duty participants (over 600 total riders), many riders are disabled.

This year, Phil Kabatt participated in his 4th ride, dedicating his ride to his father Leo Kabatt, long-time Links resident who passed away in August 2015. Leo was responsible for arranging the crane and the huge U.S. flag billowing over the road as the riders passed by the Links in 2015. The Links community has continued this tradition in 2016. Kudos to Cecelia and Steve Gregory for generously donating the crane and flag set-up and the Harney Volunteer Fire Department for their participation!

Tee It Up Fore Jen Golf Tournament

On April 21, 2016, the Links at Gettysburg hosted the “Tee It Up Fore Jen” Golf Tournament in honor of Jennifer LeVan to benefit the Adams County Arts Council (ACAC). The 1-day charity event, organized by Stu Kravits with a number of Links volunteers, including contributions by many local businesses, raised over \$8,000 for the ACAC. Incidentally, the winning team from the golf tournament



was made up of all Links residents, including Jerry Dougherty, Gil Clark, Neil Harrington, and Tony Strickland. Way to go, guys!

Links Activities

The Links has a wide range of community activities, including clubs, organizations and recurring events. Here is a listing.

Weekly/Monthly/Quarterly Activities

- Ladies Mahjongg: Thursday 2-4 pm
- Ladies Exercise classes: Monday/Tuesday/Wednesday 9 am
- Happy Hour: Friday 5 pm
- Men's Reserved Tee Times
- Ladies Second Tuesday Club
- Ladies Book Club
- Men's Breakfast (monthly)
- Ladies Breakfast (monthly)
- Links Red Hat Divas (monthly)
- Weekend Book Club
- Ladies Bunco Night: 1st and 3rd Wednesday 6:30 pm
- Wine Club (quarterly)

Seasonal Activities:

- Produce Gardens
- Men's Billiards
- Men's Golf League
- Ladies Golf League
- Ladies poolside lunch (Summer only)
- Community Dinners (Italian night; chili cook-off, etc.)
- Easter Egg Hunt: April
- Wine and Cheese Event : May
- Pool Opening: around Memorial Day
- Fourth of July Family Picnic
- Pool Closing: after Labor Day
- Halloween Hay Rides
- Links Holiday Party: December
- Holiday Home Tour: December
- New Year's Eve Party: December 31

There are additional activities that center around hobbies and interests, including cigar enthusiasts and local antiquing trips. Many Links residents also volunteer and support local and national charities, such as the Adams County Arts Council, the Optimist Club, etc. The Links also has regularly scheduled newspaper recycling and bookmobile visits.

Some residents have also expressed interest in revitalizing the Men's Book Club as well as starting a club for biking enthusiasts. Please get in touch with recently retired resident Bern Mazer if you are interested in participating in these activities. (Please consult the Links Directory for Bern's contact information.)

New residents are encouraged to get in touch with Cliff Feldman (cdfeldman@comcast.net) who maintains the Links Neighborhood Directory to add your contact information to the directory in order to receive community email notifications.

The next issue of the Links Newsletter will have a listing of contact information for local services, such as whom to call if the lawn sprinkler breaks down or when there is question about the community center or the pool.

About HOA Fees at the Links:

Here is some information to help new homeowners to sort out the difference between Links HOA and Master Association fees, which can be confusing to some.

HOA (for your neighborhood HOA)

The HOA fee for owners of single family houses at the Links varies slightly for each neighborhood, from \$155 to \$165 per month, due on the first of each month. Checks should be sent to the your HOA (i.e. the Villas at the Retreat HOA, Courtyard HOA, etc.), 601 Mason Dixon Rd., Gettysburg, PA 17325. Alternative payment methods may include automatic e-banking or quarterly/semi-annual/annual pre-payments.

Master Association Fee

The Master Association fee is paid annually with an invoice from the Master Association mailed to homeowners at the beginning of each year. The amount is currently \$383.16 and is paid to the Links Master Association, mailed to 601 Mason Dixon Rd., Gettysburg, PA 17325. The Master Association fee pays for the management of all community amenities that have been constructed by the developer and turned over to the Master Association, including—but not limited to—insurance, administrative expenses, funding of capital reserves for repair and/or replacement of various common elements and other management-related costs.

Community Amenities Fee

In addition to the Master Association annual fee, all residents pay a Community Amenities fee of \$300.00 per year for maintenance of facilities. As part of settlement payment of \$3000, new build residents have a three-year exemption from this fee. Three years from settlement, this fee will be added to homeowner's annual Master Association fee billing.

NID

In addition to HOA fees, there is a Neighborhood Improvement District (NID) annual fee of \$1500.00 payable to Mt. Joy Township to retire bonds that were issued by Mt. Joy Township 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. For additional information about the NID, please see the Public Offering Statement (POS), a document that homeowners received at settlement. The NID invoice sent by Mt. Joy Township refers to the NID as a "Special Assessment", which can be confusing. Incidentally, the POS is the foundational document on which Links

governance is built. Also, the IRS is not clear as to whether this NID fee is treated as a tax and therefore deductible. So, please consult your tax advisor with regard to this issue.

These fees and assessments are in addition to local taxes, which, hopefully, can be addressed in a future Links Newsletter article.

Current Plan for Future Links Development



As this newsletter serves the entire Links community, residents are welcome to contribute articles and any suggestions/feedback to the Links Newsletter. Please contact Tai or Bruce Landis via email or phone, as listed in the Links Directory.