

# The Linksletter

Summer 2022 Edition



## INDEPENDENCE DAY

Happy July 4<sup>th</sup>  
to Everyone

## 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

1. Common Area Roadways: The Master Association voted to include Savannah and Charles Drive as common area roadways since multiple HOA communities use these roads to access the community amenities (i.e., pool and community center). The charges for maintenance and repair of these two thoroughfares will now be billed to the Master Association vice the specific HOAs. The Declaration only lists Clubhouse Drive as a common area roadway.
2. Residential Trash: The Board is looking at multiple vendors to take over the curbside trash pickup as we will no longer be able to have trash/recycle bins at the new barn when constructed. We are doing test runs with the trash trucks from multiple vendors to ensure they can maneuver the various roadways. More detail will be forthcoming after we get bids from the vendors.
3. Pool Fountain: The pool fountain has small cracks and the epoxy needs replacing. Because of the potential for leaks, a decision was made not to fill/turn on the pool fountain this pool season. Due to budget restraints, the Board voted to delay repairs until next Spring.
4. Tennis Court: The tennis court was resurfaced in the Spring, and we increased the number of pickle-ball courts from one to two due to increased interest and use from our residents.
5. **PICK UP AFTER YOUR PETS and do not discard your doggie bags on the road:** We continue to experience incidences of individuals not picking up after their pets and/or leaving their doggie bags on the road. As a dog owner you have the responsibility to properly dispose of dog waste. Our community is a beautiful place to take a leisurely walk and enjoy the environment, so let's not ruin it for others. **If you see someone doing this, please say something or report it to any of the HOA Board members** so we can address this with the dog owners. *Russ Arrighi*

## **Courtyards (CY) HOA Update**

**Landscaping Refresh.** The Board has been actively pursuing the Common Area landscaping upgrade and rehabilitation plan discussed at the Annual Meeting.



As of print time, Battery Ridge center plaza, Battery Ridge and Clubhouse Drive entrance enhancements, and Laurel Hill Court's plaza and Freedom Court tree replacements have been accomplished. We are still working with contractors for Chamberlain and Penn Court upgrades.

**Special Meeting results.** A Special Meeting of the Courtyards HOA was called on April 5, 2022, to discuss and vote on a proposal from the developer to transfer a 30-foot-wide swath of land along the 9<sup>th</sup> Fairway if the HOA would offer for sale a like amount of land to the individual residents along the 9<sup>th</sup> Fairway. The Association passed the proposal (89 yes to 4 no votes) and is finalizing this action.

**Lawn Care and Landscaping.** The Board continues to work with the lawncare service to improve services. We expect to see earlier application of fertilizer and better lawn service this Summer.

**HOA/Golf Course/Developer Disengagement Discussions.** As announced in the Master Association Annual meeting, the Developer intends to closeout his development activities, consolidate golf course facilities, and sell the Links at Gettysburg Golf Course. The Courtyards (and Master) HOA is the most intertwined with Developer and Golf Course activities and we are actively working with the Developer to ensure clear and documented separation of responsibilities and ownership. We will provide more details as they evolve.

**Welcome Committee.** Tammie Woolgar and Lin Eichhorn volunteered to serve as the Courtyards Welcome Committee. They took over from Sharon Kuntzman who served in this role for the past several years. We want to thank Sharon for all that she has done for our community in welcoming our new neighbors to the Links.

*Courtyard Executive Board*

# Welcome New Residents

|                                  |                      |                     |
|----------------------------------|----------------------|---------------------|
| Habib, Habib & Lina Zitto        | 15 Laurel Hill Ct.   | Courtyards          |
| Karmosky, Beth & Tom             | 59 Bridge Valley Rd. | Garrison Falls      |
| Kravitz, John & Bernice          | 67 Bridge Valley Rd. | Garrison Falls      |
| Parsons, Gary & Crystal          | 5 Cooper Ln.         | Cumberland Crossing |
| Rippeon, Ted & Brenda            | 60 River Rd.         | Cumberland Crossing |
| Schwab, Brian & YaYa Klinprathum | 51 Bridge Valley Rd. | Garrison Falls      |
| Tuck, Jan & Mack                 | 1 Todd Ct.           | Courtyards          |
| Wolf, Cody & Bethany             | 176 River Rd.        | Cumberland Crossing |

*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.*

## **Mount Joy Township Update**

Mount Joy Township has a population of 3,724 people and is growing slowly, unlike declines in several other municipalities. Much of the growth is coming from development in the Links or other homeowners in the rural areas who are subdividing their properties to allow family members to build a home. Some real estate firms categorize the township into two roughly equal market segments: 'Green Acres' – country living older families and 'Comfortable Empty Nesters'. The 2022 assessed value of property in the township is \$515,327,900. We use the assessment to donate .25 mil rate to the fire companies, in lieu of a formal .25 mil tax used by some other townships. While the township's tax rate is low, we live in a county that is in the top 15 percent for county taxes and it is ranked 387th of the 3,143 U.S. counties in order of median property taxes. Unlike school and county taxes which are increasing, the township does not intend to increase taxes this year, although we are confronting double digit increases in the price of goods like concrete, road work materials and equipment.

We seek to alleviate our citizen's local tax burden by partnering with commonwealth state agencies. One of the areas for partnerships is with the PA Department of Community and Economic Development for obtaining financial assistance to develop and implement a multi-year financial management plan. This is different from the yearly audits that we conduct. This plan will allow us to seek further assistance on a Comprehensive Plan that will incorporate historicity and the preservation of our rural nature while allowing for smart growth. It will assess possible revenue creation and look at our financial and organizational structure. The township has also met with the Department of Environment Protection to explore cost sharing possibilities for recycling. Our initial operating focus was to gain grant monies for our chipper, but there are wider opportunities with the 902 Program where we, as a non-mandated municipality, can get grants and financial assistance for recycling.

We are also thinking of having a paper shredder event but need to gauge public interest first. If you are interested, please go to the Mount Joy web site (<https://mtjoytp.us/>) and click on the link for paper shredder, so that we can capture your interest and accordingly plan for a date. I don't expect the initial interest to be the same as the one hundred residents who signed up to recycle their electronics in October, but we are hoping for a number that makes it worthwhile.

The township owns a one-room schoolhouse on Mud College Road. The volunteers of the Mount Joy history group are planning an open house on the 18<sup>th</sup> of September from noon to 4 p.m. Refreshments will be provided and there might even be an old-time band. Stay tuned for details. It is very gratifying to have people imbued with civic spirit who volunteer for the betterment of all.

Two Links residents were appointed by the Board of Supervisors to serve either on the Planning Commission and the Zoning Hearing Board. Chris Burne is on the Planning Commission, which is the recommending body for subdivision and land development plans, Zoning Ordinance and SALDO amendments, conditional use and zoning hearing applications. He joins the board that already has another Links resident, Ken Mutzabaugh. The Planning Commission meets the second Tuesday of the month. Gil Clark is joining the Zoning Hearing Board, which meets to determine if a variance from a Zoning Ordinance is allowed, takes appeals from determinations of the Zoning Officer and a Floodplain Administrator, and hears substantive validity challenges to a Zoning Ordinance. The Zoning Hearing Board meets as needed, and they will be needed on July 13 for two variance appeals. Both of the boards meet at 902 Hoffman Home Road at 7 p.m. and are open to the public. Chris and Gil, thank you and welcome.

If you have questions, contact Bernie at [bmazer@mtjoytwp.us](mailto:bmazer@mtjoytwp.us) or the [secretary@mtjoytwp.us](mailto:secretary@mtjoytwp.us).

### **The Eisenhower Farm Reopens**

After nearly two years of covid-related closure, the National Park Service reopened the Eisenhower National Historic Site on Memorial Day Weekend. The farm, which lies just to the west and south of the Battlefield, was the home our 34<sup>th</sup> President, Dwight David Eisenhower (Ike) and the First Lady, Mamie Dowd Eisenhower. They bought the 189-acre farm in 1950 before Ike became a candidate for office and it became his favorite getaway location during his presidency. Ike and Mamie granted the farm, the house and all the buildings to the Park Service for visitors to see after they both passed away (he in 1969 and she in 1979). The grant of the house included almost all its contents, which have been preserved by the Park Service in their original condition.

The Gettysburg Battlefield Visitors Center and the Eisenhower Farm website ([www.nps.gov/eise](http://www.nps.gov/eise)) both encourage visits by taking a round trip bus ride from the Visitor's Center at \$10 a person. It is not necessary to take the bus, however; residents can drive to the entrance on Emmitsburg Avenue just south of the Confederate Avenue crossing, which is marked by an "Eisenhower" sign on Emmitsburg Avenue. As you turn into the site, signs will direct you to the limited parking available. While the site is open every day, it is only manned by rangers and volunteers Thursdays through Mondays. Tours of the Eisenhower's home start in front of the home on the hour from 10-4 during the days the site is manned.

For more information, questions and arrangements for a private tour, Links residents may contact Dave Larson at 717-359-4187. Dave has been a volunteer at the farm for 12 years and enjoys showing his neighbors around the site and talking about the Eisenhowers. *Dave Larson*



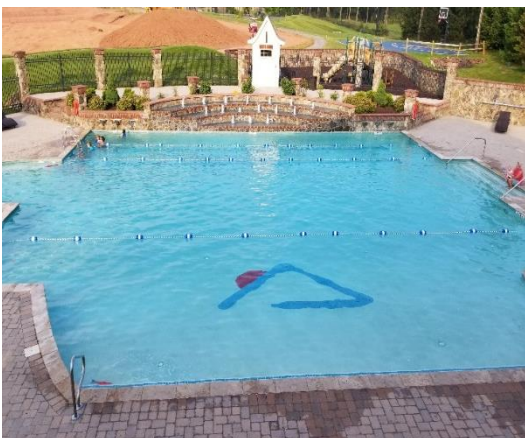
# Recent Activities & Upcoming Events



On April 24, The Face of America Bike Ride passed down Mason-Dixon Road. In front of the Links. As in years past our patriotic residents turned out in force to greet the riders, cheering them on, and showing our gratitude for their service and sacrifice. It was very inspiring!



## Links Pool Committee



Happy 2022 pool season! It seems like there are lots of people enjoying the beautiful pool. The Links Pool Committee (LPC) would like to send a very special THANK YOU to everyone who has remembered to put down the umbrellas. It really saves hundreds in replacement costs.

**New pool hours this season: 6:00 a.m. to 10:00 p.m.** Please make sure you vacate the pool premises prior to 10:00 p.m. as all doors and gates will be locked and you will not be able to get out...unless you jump the fence ...which we do not condone! 😊

The back gate entrance (near the tot lot) is repaired and working again. In the near future, the handicap parking area will be unusable for a day or two while being blacktopped. We will keep you posted with specifics.

Please remember that the spa is NOT A HEATED kiddie pool and there are NO TOYS allowed in the spa. This includes squirt guns, pool noodles, goggles, etc.

We hope you continue to enjoy the pool and all of the beautiful amenities!!

### *Links Pool Committee*



### **AN ODD NAME -- A GREAT GAME!**

Have you seen our recently painted tennis/pickleball courts? We had the courts refurbished and painted in April and they are looking great! There are now two pickleball courts with portable nets that are stored in a deck box on the court.

Pickleball seems to be the buzz word in social media and for good reason. Several studies have identified the many benefits of the sport to include, improved eye/hand coordination, lowering blood pressure, increase in cardiorespiratory fitness, muscle strengthening and curbing depression. Jared Paul, founder of online pickleball community, The Kitchen, describes it well. "The beauty of the sport is its inclusivity and incredible nuanced nature. Anyone, regardless of age, gender, body size or shape, can go out and have a great time." The social aspects of getting together to play are at the top of the list of benefits!

You'll find a group playing on Tuesday, Thursday and Saturday mornings starting at 9 a.m. Typically, the group plays for a couple of hours, so show up anytime. For anyone that has never played and is interested, we will be scheduling an afternoon clinic to help you get started. Please contact Brenda Insalaco ([brenda3slp@yahoo.com](mailto:brenda3slp@yahoo.com)) if you are interested in attending a clinic. Dates and times will be forthcoming.



*The Picklers*





## **Links Wine Club**



Wine Lovers of the Links gathered together on Saturday, June 25, for our second Wine Club and Tasting event of 2022. Attendance was robust with 45 residents enjoying themselves in a relaxed atmosphere of excellent wines and delicious hors d'oeuvres and desserts. The club believes that wine is a great excuse for getting together and socializing.

The theme for the tasting was "All you need to know to buy and pair a good Italian Wine". Chuck and Ann Pede hosted the event with ample assistance from Kurt and Gayle Dustin and Bruce and Tai Landis. Our residents learned many interesting facts about Italian wines including the legend of the black rooster and a 'fixed' horse race. Attendees were also treated to some operatic notes of *O Sole Mio* by Kurt Dustin as a prelude to his presentation. Anne provided the thematic decorations and door prizes. Shelley Anderson, Deb Fugas and Mary Wright poured generous tasting samples.

The attendees enjoyed the presented wines ... evidenced by the fact that all were consumed. Attendees brought many goodies and their own favorite wines to share. A good time was had by all.

Our next event is currently in planning. New ideas and new members are always welcome. Please watch email for specifics and updates. "Membership" is free – the only caveat for attendees is to volunteer to help plan and organize a future event. Salud to all!

*Mary & Jerry Wright*



## **Hawaiian Open**



*Frank Negro*

Calling all golfers and Links residents to sign up for the annual Hawaiian Open golf outing to benefit Ruth's Harvest. Everyone is welcome.

The date is September 1. Afternoon shotgun start. Everyone is a Member for the day. If interested, contact Frank Negro, Sal Ferlisi or Dave Adair to sign up or get your questions answered.



## **How to Get the Same Benefits Out of Every Yoga Pose with a Chair!**



Many yoga practitioners use props to assist with certain yoga poses. Blocks are often used to bring the floor a little closer and to protect the wrists. Sitting on a blanket when in a crossed leg pose can help with posture. Straps can help when doing gentle stretching.

Chairs are just another prop, like blocks and straps used in yoga to allow us to stretch and move into poses with good body alignment. Some poses are difficult for everyone to do, and that is why there are always variations and modifications for every pose. Using a chair allows extra support making poses more accessible.

Downward Facing Dog is a classic mat yoga pose. If you've suffered injuries to your back, hips or wrists or just feel tight, Downward Facing Dog may be very difficult. Using the support of a chair Down Dog (one of the best overall yoga poses for stretching) is very similar to the mat version and the benefits are the same.

So, if you'd like to stretch, gain flexibility, strengthen muscles and increase your balance a Chair Yoga practice might be right for you. Even if you already do a mat yoga practice this can be a helpful addition to your yoga practice.

Chair Yoga is held weekly on Monday at 2 p.m. in the Community Center. Come join us!

*Brenda Insalaco*

## **Men's Breakfast**



Stay tuned for late-breaking breakfast news in email. Stu Kravits is working to find a location that is reasonable, relatively near to us and provides delicious morning victuals for the Men of the Links. *Editor*



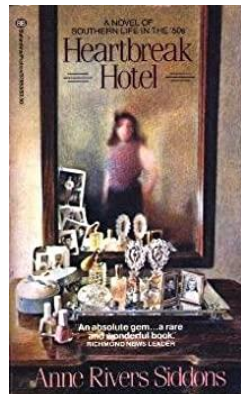
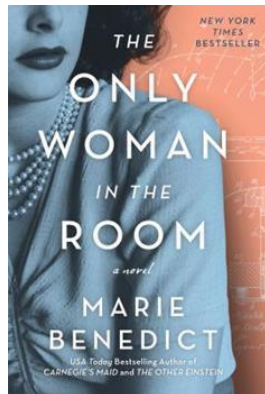
## **Ladies Book Club**

The Ladies Of The Links Book Club embarked on our summer reading program Wednesday the 22nd with a lively conversation inspired by our novel *When We Believed In Mermaids* by Barbara O'Neil.

Looking forward to our next novel, we will be discussing *The Only Woman In The Room*, the Hedy Lamar story by Marie Benedict. That meeting is scheduled for 10 a.m. Wednesday July 27, at the Community Center. Winding up our summer on Wednesday August 24 our discussion will center around *Heartbreak Hotel*, a novel by Anne Rivers Siddons and will take us to the summer of 1956 in Alabama.

We hope you will enjoy reading along with us even if you cannot attend our friendly and informal sessions.

Sincerely, *Claudia Clark*



## **Premier Clubhouse Has a New Sign** *by Warren Steen*



## **Amateur Photographers of the Links**

*Irene Richwine* has shared the following two photographs with us. Thank you!



***Fire & Ice on the 17th Fairway***



***Full Moon Over Battery Ridge Drive 1***

# Current & Paused Links Activities

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

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

**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)

**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)

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

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

**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.