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01

PHASE III
and
TOWNHOMES
HOA
NEWSLETTER

The Ridge Runner

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IN THIS ISSUE

The President's Corner P. 1

Effort Under Way To Preserve Prison P. 2

Rolling Ridge Info P. 3

Welcome to the Neighborhood P. 4

The President's Corner

Residents of Rolling Ridge:

Here is hoping you all have had a very Happy and Safe Holiday Season. I want to take time to personally thank Carol Henderson for her work and efforts in providing us with a quarterly newsletter. This will be her last newsletter, and if someone does not step forward to volunteer to continue the newsletter, this will be the last newsletter for our development. So when you see Carol, please give her a big thank you for all of her time and effort.

Now with the business at hand, there are several pole lights that are NOT illuminated at night. If your light is out, please fix it. If not you will receive a letter from the HOA (namely me) indicating your light is out. The C&R (which you have signed when you bought/built in Rolling Ridge) are binding documents, which you have agreed to abide by when building/buying in our development. Failure to abide by these may result in action taken against the homeowner. Please understand, we do not want to be punitive in our approach; all we ask is that something this simple be addressed. If you need help, please contact me and I will assist in whatever manner I can as well as the other board members.

Sidewalks are to be cleared of snow within 24 hours of a winter snow; hopefully we will not have much of this like last winter. Walkers walking in the winter time are reminded to walk on the sidewalks and wear reflective/highly visible clothing. Walking in the streets is dangerous

Think spring, and say thanks to Carol for a job well done.

Respectfully,

John E. Shoop

President of Phase III Association. ☒

Effort Under Way To Preserve Prison

Taken from The Daily Item, Sunday January 18, 2015



Photo provided by Sharon Markunas/Northumberland County Historical Society

THIS POSTCARD OF THE NORTHUMBERLAND COUNTY PRISON, NORTH SECOND STREET, SUNBURY, WAS MAILED IN 1907

SUNBURY — Only days after a fire ravaged the Northumberland County Prison, two local historical organizations are calling for the preservation of the 139-year-old county-owned jail.

Victoria Rosancrans, a member of both the Northumberland County Historical Society and Sunbury Old Towne Neighborhood Council, is seeking other like-minded individuals who are against tearing down the facility.

“If they (the county) don’t rebuild the prison there, we need to maintain this building,” Rosancrans said. “I’m trying to gather names of people and businesses who support that idea and who are invested in the building. I think this is one way to get our citizens together and have some pride.”

County officials have made it clear they won’t be rebuilding the prison system at the current site. However, they have not decided whether they will demolish the castle-like prison.

And people like Rosancrans don’t want to wait until they start leveling it to make their intentions known.

“There would be resistance if

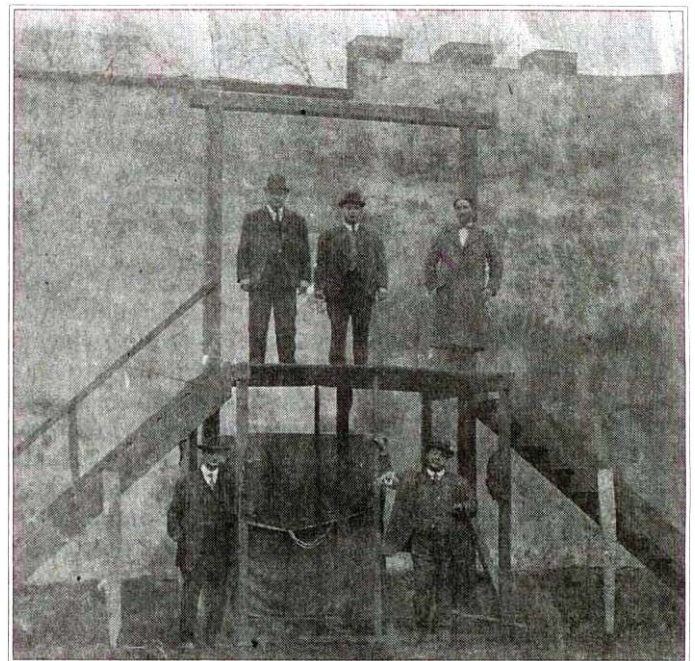
they decided to tear it down,” said Cindy Inkrote, a board member of the Northumberland County Historical Society. “There’s no other building in the city that has the same type of architectural look to it. It gives the city a unique flavor. It’s important to maintain it.”

The prison itself is not listed on the National Register by the Bureau for Historic Preservation, but it is listed as a significant element in the Sunbury Historic District.

The historic district, which has been federally recognized by the National Park Service since 1983, extends from Front Street eastward and includes the traditional town square and several adjacent residential blocks as well as the city’s commercial corridor of Market Street. The historic district includes Chestnut Street west of Fifth Street, Arch Street west of Fourth Street

and Market Street west of Fifth Street, and the streets running north and south that connect Chestnut and Arch in a grid pattern.

According to a seven-page National Register form, “The architecturally imposing county courthouse (1865) and county jail (1876) reflect Sunbury’s past preeminence in government.”



THE GALLOWES AT THE NURTHUMBERLAND COUNTY PRISON ARE SHOWN AT THE TIME OF THE LAST PUBLIC HANGING IN PENNSYLVANIA.

Rolling Ridge Info

TRASH PICKUP

The crows have returned to Rolling Ridge and are targeting garbage bags placed outside awaiting pick-up. Please consider using a garbage can for your trash to reduce the unsightly garbage strewn in the street that our garbage hauler then has to clean up.

SNOW REMOVAL

Please remember that snow removal on sidewalks in single family is the responsibility of the homeowner and must be removed within 24 hours of a snow event.

SELLING YOUR HOME

If you are selling your home, you must request a re-sale certificate from the administrative office. This document is required under state law and must be part of your closing documents at the time of your sale. Also, any prospective buyers need to receive a copy of the covenants & restrictions as part of required disclosures..

IS YOUR POST LIGHT OUT?

(Original info submitted by Rolling Ridge resident Brian Ransom in 2011 issue of The Ridge Runner)

Our neighborhood opted to use residential post lights to help light our sidewalks and deter crime. It is important that you ensure your post light is working, turning on at dusk and off at dawn for the safety of your neighbors and our kids. If your post light is not working, here are some steps to troubleshoot the problem.

1. Test the light bulb in a working lamp or other fixture to ensure it is okay.
2. Check to be sure the breaker in the electrical break box that controls the post light is not tripped. You can turn it off and back on to be sure.

If neither of these two steps work, you will need to contact an electrician or one of our neighbor-hood handymen for help. It could be the dusk/dawn sensor is bad or a corroded light bulb socket. Neither one of these repairs should be attempted without first being 100% sure the power is off at the breaker box for the post light. Be Safe! The Townhomes Assn. has sensors for purchase for townhome post lights through the administrative office. New light sockets can be purchased at one of our local hardware stores. Be sure to get a socket that is rated for outdoor use.

If you are replacing a light bulb, consider using an energy saving CFL (compact fluorescent lamp). Look for versions of this bulb that are meant for outdoors. Since CFLs are rated differently than standard light bulbs here is a con-version chart:

STANDARD	CFL
60 Watts	14 Watts
75 Watts	19 Watts
100 Watts	23 Watts

Our development requires a minimum wattage of 50 Watts and a maximum of 100 Watts controlled by a dusk to dawn sensor.



If you have some local news like someone's graduation, birthday, milestone anniversary, accomplishment, or perhaps an article that might be of interest to Rolling Ridge residents, contact the editor for inclusion in this newsletter.

ANY work done on the outside of your home such as adding landscaping, sheds, patios, decks, etc., must be approved by the ARC committee.

For single family, contact Evan Emala

For townhomes contact
ADMINISTRATIVE OFFICE

Patricia S. Young
516 Columbia Avenue
Milton, PA 17847
psycpa@ptd.ne

*If you do the work without approval,
you are in violation of the covenants and restrictions.*

WELCOME TO THE NEIGHBORHOOD

Rolling Ridge is a friendly and growing community. If you see new neighbors out and about, make sure you stop and say hello to welcome them to the community.

Jeff Ansell

7 Greenbriar Drive

Daniel Kim

11 Crestview Drive

Berkshire Commons
(Under construction)

Jean Divers

143 Briarcliff Court

Keith Graver

142 Briarcliff Court

John White

119 Briarcliff Court

For the past 6 years, it has been my pleasure to provide fellow Rolling Ridge residents much needed information and articles of interest in the quarterly publication of The Ridge Runner Newsletter.

With some sadness this is the last issue I will be submitting to you. I have enjoyed talking with those residents that have so graciously helped in providing articles for the newsletter.

I do believe this is a good means of disbursing information relative to Rolling Ridge residents, and hope that one of you out there will also see the value and consent to take over the newsletter. If you are interested in volunteering to do so, please feel free to contact me, or any of the board members.

With Best Regards,
Carol Henderson