



# THE CONASHAUGH COURIER

The Conashaugh Lakes Community Newsletter

## HOA vs HOA Management Company

Dear Members,

There have been suggestions to the Board of Directors to hire an HOA Management Company.

While the Board of Directors is aware that some members believe the Board should hire a HOA Management Company, the Board is not planning to consider contracting with an outside management company.

What are the reasons why?

- Cost and reliability
- Member’s personal information not being distributed across multiple service providers.
- We are a small HOA
- Self-management works for smaller communities because the size makes them more manageable and saves money.
- Larger HOA’s may benefit when the cost of utilizing a HOA Management Company is scalable and there are many competitive local service providers for a HOA Management Company to utilize.
- We have a very dedicated team of staff that maintains daily operations, knows our community, and has been dedicated to our community with a combined 75 plus years of experience.
- Our staff performs daily activities that a HOA Management Company would outsource to service providers. Service provider contracts may cost more. If service providers have constrained resources at times this could impact the main services to our community. One service that immediately comes to mind is road maintenance—plowing our 28 miles of roads quickly in the winter, quickly removing a downed tree blocking a road, or other road obstruction.
- Our Association has an outside Certified Public Accountant for an annual independent audit of our books and records. Our Certified Public Accountant also provides accounting and financial recommendations.
- Our Association has an outside Attorney for Association legal matters.
- The Association already has outside contracts for security and trash removal.
- Service contract costs can increase each year as we have seen historically even with competitive pricing. HOA Management contracts would do the same. Salaries and benefits are not eliminated.
- The Board of Directors Standing Committees provide recommendations to the Board.
- The Association’s Bylaws define the authority for disbursement of funds for paying Association expenses and for the management of investments and maintaining reserves.

### In this issue:

- HOA vs Management Co.
- Leash Law Importance
- Meeting Schedule
- Dates to Remember
- Security Report

The following is a link to the informational article that provides the roles of Board of Directors and HOA Management Companies.

[HOA Board Vs HOA Management Company Responsibilities | CMG](#)

## The Importance of Leash Laws in HOA's

Living in a community means sharing our spaces with others, including our beloved pets. As much as we cherish our furry companions, responsible pet ownership becomes paramount to maintaining harmony and safety within homeowners' associations. One essential aspect of responsible pet ownership is adhering to dog leash laws, which ensure the well-being of both dogs and humans. Safety is at the heart of any well-functioning community. Dog leash laws serve as a fundamental safeguard, protecting community members from potential dog-related incidents. Leash laws contribute to an atmosphere of tranquility and order by preventing dogs from causing disturbances such as digging up gardens, defecating on public or private property, or disrupting traffic flow. Responsible pet owners play a pivotal role in upholding these laws, ensuring their pet's behavior does not adversely affect their neighbors or the community as a whole. Unleashed dogs can inadvertently disturb and harm our delicate ecosystems. By keeping dogs on leashes, residents uphold a commitment to preserving local fauna, allowing the harmonious coexistence of wildlife and community life. Every resident deserves to feel comfortable and safe in their community. Upholding these laws nurtures a welcoming and inclusive environment, where everyone can coexist harmoniously. Please leash your pets!

## Upcoming Meeting Schedule

### February

February 17th at 10:00 am Design and Review Committee

February 20th at 7:00 pm Communication Committee Meeting

February 27th at 7:00 pm Recreation Committee Meeting

### March

March 1st at 6:30 pm Maintenance Committee Meeting

March 5th at 7:00 pm Security Committee Meeting

March 6th at 2:00 pm Strategic Planning And Resources Committee Meeting

March 7th at 7:00 pm Finance Committee Meeting

March 9th at 10:00 am 2nd Quarterly Membership Meeting

March 12th at 7:00 pm Recreation Committee Meeting

March 16th at 10:00 am Design and Review Committee Meeting

March 21st at 7:00 pm Wine and Spine Book Club

March 27th at 7:00 pm Environmental Committee Meeting

Please note additional meetings, changes to the schedule, or cancellation of meetings will occur as needed.

## Dates to Remember

February 19th—School closed for President's Day

# January 2024 Security Report

**Please take note that the number to security is 412-689-3688**

## St. Moritz conducted the following activities:

Medical Response: 0	Suspicious Activity: 1***	Power Outage: 1
Homeowner Assists at gate: 6	Conducting Radar: 9	Repossessed Cars: 2****
House Checks: 36	Maintenance Reports: 2	Tailgate: 4
Unsightly Properties: 2	Failure to produce docs: 1	Other traffic monitoring: 4
Stop sign monitoring: 5	Burn calls: 1	Parking Issue: 4
Lost pet: 1	Attempted break in: 0	Guest assists at gate: 5
Occupancy checks: 1**	Neighbor vs Neighbor: 1 (complaint referred to contact PSP)	
Agency assist (official): 0	Refused Entry (others): 3*	Unsightly Prop. Follow up: 1
Found Property: 2	Eluding Sec: 2	Reckless Driving: 2
Thaw lock for compactor: 1	Lost Property: 1	Dogs at Large: 2
Road Condition Report: 1	Motor Vehicle Accident: 1	Found Pet: 1
Speeding: 5 (33/25, 34/25, 35/25, 32/15, 28/15)	Gate Breaks: 3 (2 accidentally by member, 1 by high wind)	
Noise: 2 (fireworks NYE-location not found)		

There are currently three officers assigned to the Community. Lead officer Teresa Binder, officer Devon Simmons and new officer Robert Reim.

\*Refused entry involved two parties that wanted to look at houses for sale and not accompanied by realtors and no prospective buyers were called in by property owners. One refused entry involved a person who does not live here alleging that a delivery he was expecting was made to the community. Person could not produce a name or address for the delivery, only a street name.

\*\*Home occupancy checks being done for a home where no one is supposed to be living due to its condition as per Dingman Township. They need proof that someone is residing there. Security securing proof for submission to township.

\*\*\*Suspicious activity of a black truck on Hay Road. Security conducting extra rounds in response to member's concern about this vehicle.

\*\*\*\*Cars repossessed from 2 members' homes. Proper court orders were presented by the Recovery company and driver was accompanied by a Constable.

Patrol vehicle had two slow leaking tires which have been repaired.

CLCA security guide has been updated and distributed. Guide includes tasks needed to be completed by Security as well as answers to frequently asked questions.