



The Legends *at Grove City*

PO Box 105 Grove City, Pa 16127

Condominium Association

Summer

Newsletter

2023

President's Comments

We would like to give a warm belated welcome back to those that winter in warmer climates. I am sure that you have noticed quite a change since you last left, with all of the construction activity here and at the Retreat! Welcome back! It is nice to see everyone back and out and about, enjoying this beautiful neighborhood!

Board Member Resigns – As you may have heard, Renee Porterfield has sold her home and has resigned from the Board. She will be missed, and I would like to thank her for her YEARS of service! Much appreciated, we had a great team and were able to accomplish a lot this year. I have asked Jim Cossin to fill in for her until the upcoming elections (See page 4). Jim graciously agreed to help out.

HOA Board Vacancies – As noted, we have a vacancy to fill now that Renee has left us. As well, Bob Haggart's position on the board expires this year and he has decided not to run again. So, we will need to fill two seats on the HOA Board. An Executive Board Candidate Profile Sheet will be mailed to each home. Anyone interested in running for the Board, please complete the sheet and return mail the completed sheet to Legends HOA, PO Box 105, Grove City, PA 16127 by July 30. Once compiled, an official Ballot with interested candidates will be mailed to all homes by August 15, 2023 (see page 4 for further details).

Snow Removal Committee - Thanks to Chris Ciambotti for stepping up to chair the Snow Removal committee, all his hard work ensured our winter snow was removed in a timely fashion.

Clubhouse Committee – Renee was the Chair of the Clubhouse Committee. Vikki Franklin has volunteered to take over that position, anyone interested in assisting her in that regard, please contact her and let her know. She is working on an updated Clubhouse rental and maintenance procedure manual; a separate email should go out in the near future with that process. Please note that pulls have been installed on the cabinet in the Community Center kitchen and the new tips have been installed on the pool cues. If you notice anything is in need of repair or maintenance, please let us know, thank you.

Pond Committee – Please all thank Mr. Dave Gallagher for his unending work in and around the pond. The pond is a beautiful attraction and looks awesome! You will note we placed new signs at the pond entrance to keep fishing in the pond for residents and guests, with catch and release only. Much thanks to Dave!

Pool Committee – Again, much thanks to Bob Haggart, Brendan Smith and Kim Ciambotti. The pool is in beautiful shape and very refreshing! If you have not received a new key, please contact Bob Haggart. The new furniture is very comfortable and what a beautiful place to chill!

Landscape Committee – Thanks to Tom Boylan for schooling the new landscape contractor on the Legends ways. I think McClelland is now up to speed and doing a fantastic job! The grass and mulch around the trees on the islands looks great. Spraying for Nutsedge weed was applied to our lawns on Monday. We also have some additional projects that are planned. The removal of the stump from the clubhouse as well as the dead bushes by the pool. Our front entry project has been completed by the Mason, we will now spruce up the area with stone. Thanks for your patience with the mud during the process, but those walls needed to be repaired. We are not planning to plant bushes in the walls to avoid future issues, however some annuals or perennials may look good in the planters if anyone wants to volunteer to put together a plan.

Grinder Pump Committee – Bob Haggart, Tom Boylan and myself had a great meeting with Tepco and have put together a plan which will save us money in the long run. When a grinder pump alarm goes off, call Tepco (724-625-4260). They will repair/replace the pump and the HOA will be direct billed, residents no longer have to pay the technician and wait to get reimbursed! Nice job pump guys! Pump manual do's and don'ts are located in the clubhouse if you are unfamiliar with the operation and maintenance of the pumps. We are working on an agreement with a Liberty Pump service provider for those who have Liberty Grinder Pump.

Roads Committee – Much thanks to Darlene Marnich, Tom Boylan and Tom Pochatko. They have petitioned Liberty Township to take over maintenance and plowing of our roads. They have secured a spot in the next Liberty Township Board meeting, so we may plead our case for the takeover. Keep your fingers crossed for a positive outcome from the meeting. This will save on plowing and future roadway repair expenses.

Contractor/Development Updates – Mr. Anderson advises that he continues development plans with a groundbreaking at 317 Nicklaus Ct (began this week) and future plans for a development of a lot near the entrance, 110 Golf Club Lane sometime in August. As well, he plans to break ground for another apartment building at the Retreat in late August. He continues to work closely with the HOA Board and we thank him for his consideration of our residents needs during construction projects.

Thanks to all for making The Legends a beautiful place to live! If you have any ideas for improvement and or continuing issues, please let us know. Remember. we still have plenty of openings on Committee's if you would like to become more involved. The Legends continues to be the "place to be" in Grove City! See you around the pool!

Special Safety Note:

There is a telephone in the Community Center kitchen for 911 calls only.

Let's hope we never have to use it.

New Residents:

Paul & Betsy Kemeny 123 Golf Club Lane

Gary & Shirley Pell 420 Stewart Lane

Stephen & Christy Jamison 145 Golf Club Lane (Hopefully in July)

Dates to Remember:

July 30, 2023 Executive Board Candidate Applications Due

August 15, 2023 Election Ballot and Candidate Information Mailed to Unit Owners

September 15, 2023 Mail in Ballots Due

September 25, 2023 at 5 pm all ballot must be received by Accounting Firm

September 25, 2023 Annual Meeting

December 1, 2023 Budget for 2024 Fiscal Year Finalized

December 30, 2023 End of Fiscal Year

Election of Executive Board Members

Two (2) Positions Open This Year

1. *The Executive Board will be elected by all unit owners each having one (1) per unit, per open positions. The results of the Election will be announced at the Annual Meeting.*
2. *The length of term of an Executive Board member is two (2) years effective at the Annual Meeting.*
3. *Executive Board members may serve an unlimited number of terms.*
2. *If a Executive Board member is removed or resigns, the Executive Board may appoint a Unit owner to the Board at a special meeting, the appointed Board member will serve until the next Annual Meeting.*
3. *In the event of a lack of a number of candidates for the positions open, nominations from the floor can be made at the Annual meeting.*
4. *In the event of positions for unequal terms, the candidates with the highest number of votes will be elected for the longer term.*
5. *Executive Board members shall receive no compensation from the Association, but may be reimbursed for any expenses incurred in the performance of his or her duties.*

The Election Process

1. *An application will be mailed to all unit owners on or before July 15.*
2. *Interested candidates will submit their completed application to the association by July 30.*
3. *Copies of all interested candidate Profile Sheets and a Ballot will be mailed to all unit owners by August 15.*
4. *The completed Ballots should be mailed to the Association's accounting firm by September 15, but received by the Accounting firm no later than 5 pm on the day of the Annual Meeting.*
5. *The results of the Election will be announced at the Annual meeting.*
6. *Unit owners 30 days or more delinquent shall not be permitted to vote at the meeting or in the Election of Executive Board members.*

