

The Legends At Grove City

Condominium Association

New Resident Welcome Packet

Welcome. The Legends at Grove City, is a residential condominium community consisting of single family homes, duplex units and quad units on approximately 60 acres of land. In addition to the homes there is a Community Center with fitness room, a meeting room, a full kitchen, an outdoor pool and a pond that is stocked. Residents may use a golf cart within the community and have access to Grove City Country Club, if the owner is a member of the country club.

Each owner of a unit has equal undivided ownership in all the land and community assets. Unit owners **do not** own the land their units are built on, all the land is common property and owned by all unit owners collectively.

Each unit has one vote in all matters relating to the management of the association. The annual meeting of the association is held in September each year. The fiscal year of the association is January 1 through December 31. The Board of Directors are elected to serve three year terms, with no limit on the number of terms. The annual Budget and Assessment must be presented to the community by December 5 of each year. An End of the Year financial report will be provided to owners no later than May 1.

The Legends is advertised as a **maintenance free** Condominium Community. The Legends is **Not a Free Maintenance** Condominium Community. The Association collects monthly assessments to cover expenses to operate the Association and maintain Common and Limited Common elements in the community.

A portion of the monthly assessment covers the operating cost of Community Center, Pool, lawn care, trimming trees and bushes in front of units, snow removal (3" or more) on the roads, driveways and walkways, and all other expenses associated with running the association.

A portion of the monthly assessment all owners pay is allocated to a reserve account to cover expenses for the repair or replacement of Common Elements, such as the Roads, Front Entrance, Community Center, Pool, Water and Sewer lines, Storm Drains, Grinder Pumps, Mailboxes, etc.

Single Family unit owners are solely responsible for insuring their units and all the repairs and maintenance of their units, which includes their driveways and patios.

Each Multi-unit Condominium owners are responsible for insuring the interior contents of their units and all the repairs and maintenance of their units. The additional monthly assessment Multi-unit owners pay covers the Electric Bills for their grinder pumps and pole lights, the insurance of the building structure and funds to build a reserve for repairs or replacement of Limited Common Elements associated with their Condominium building. (i.e. driveways, patios, siding, roofs)

All exterior improvements to all units, especially one that impacts common property must be approved by the Association.

The Legends at Grove City Condominium Board

President: Cliff Franklin (term expires 2027)

Secretary: Jim Cossin (term expires 2025)

Treasurer: Thomas Boylan (term expires 2025)

Committees

Community Center: Vikki Franklin

Infrastructure: Open

Pool: Bob Haggart, Kim Ciambotti and Brendan Smith

Pond: Dave Gallagher

Newsletter: Carol Herrick

Amenities

1300 square foot Club House with a large party room with fireplace, televisions, full kitchen, pantry, pool table, reading/card room, exercise room, with stationary bikes, trend mills, free weights and stair master. Fenced in outdoor pool with tables chairs and umbrellas. A small Pond at the entrance. Roads are perfect for walking and bike riding. Golf Carts are permitted on roads within the Legends. Street Lights and fire Hydrants. There is golf cart access to Grove City Country for members.

Assessment

Single Family units \$210/month

Multi-Units \$280/month

Assessments are due the first day of each month. A late fee will be incurred if payment is received after the 10th day of the month.

Custom Community Management has been retained by the Board to manage the day to day operation of the association. Our Community Manager is Carson Tanda, he can be reached at
724-799-5152

Deliverables

Lawn Cutting, Edging, Blowing, fertilization, and aeration as needed of common ground

Mulching and trimming of shrubs and bushes in front of units.

Snow Removal on roads, driveways and walkways (Three (3) inches or more per snow fall)

Repair and/or replacement of Grinder pumps and all Common Elements.

Local Restaurants

<i>The Iron Bridge</i>	724-748-3626	<i>The Main Street Diner</i>	724-458-4522
<i>Fat Eddy Bar-BQ</i>	724-748-6161	<i>Timber Creek</i>	724-758-6080
<i>Rachels</i>	724-748-3193	<i>Blackout Burger Bar</i>	724-748-6767
<i>The Broad Street Grille</i>	724-458-4146	<i>Talbots</i>	724-269-7687
<i>Katie Korner</i>	724-748-3835	<i>Margaretta King</i>	724-748-0150
<i>Tara (Clark)</i>	800-782-2803	<i>Primanti Brothers</i>	724-748-9955
<i>My Brother's Place</i>	724-748-3145	<i>Compadres Mexican</i>	724-748-4949

Schools

<i>Grove City High School</i>	<i>511 Highland Ave</i>	<i>724-458-5456</i>
<i>Grove City Middle School</i>	<i>100 Middle School Drive</i>	<i>724-458-8040</i>
<i>Hillview Elementary School</i>	<i>482 E. Main Street</i>	<i>724-458-7570</i>
<i>Grove City College</i>	<i>Slippery Rock College</i>	

Golf

<i>Grove City Country Club</i>	<i>Willow Hill Golf and Range</i>
<i>Slippery Rock Golf & Event Center</i>	

Utilities

<i>Armstrong Cable, TV, Telephone</i>		877-277-5711
<i>Penn Power</i>		800-720-3600
<i>Peoples Gas</i>		800-764-0111
<i>Tri-County Trash</i>		724-748-4705
<i>Aiken Refuse</i>		724-758-9400
<i>Liberty Water/Sewer</i>		724-794-4705
<i>Pine Township Water/Sewer</i>	<i>Westview Water</i>	412-931-3292

Churches

<i>Beloved Disciple Catholic Church</i>	<i>1310 S Center St Ext</i>	<i>724-748-6700</i>
<i>Holy Trinity Lutheran Church</i>	<i>819 Columbia Ave</i>	<i>724-458-6541-</i>
<i>Fellowship Community Church</i>	<i>309 N Broad St</i>	<i>724-458-0303</i>
<i>Grace United Methodist Church</i>	<i>210 S Broad St</i>	<i>724-458-8660</i>
<i>Center Church, EPC</i>	<i>333 Center Church Rd</i>	<i>724-748-4118</i>
<i>First Baptist Church</i>	<i>103 Cranberry Rd</i>	<i>724-458-6730</i>
<i>First Church of God</i>	<i>1333 W Main St</i>	<i>724-458-6176</i>
<i>East Main Presbyterian Church</i>	<i>120 E Main St</i>	<i>724-458-8270</i>

Services

<i>Grove City Post Office</i>	<i>117 E. Pine St</i>	<i>724-458-6140</i>
<i>Grove City Hospital (AHN)</i>	<i>631 North Broad Street</i>	<i>724-450-7000</i>
<i>Grove City Police Department</i>	<i>337 E. Pine St</i>	<i>724-458-7925</i>
<i>Grove City Fire Department</i>	<i>Pine Township Company</i>	<i>724-458-0636</i>
<i>Grove City Library</i>	<i>125 W. Main Street</i>	<i>724-458-7320</i>
<i>Mercer County Courthouse</i>		<i>724-662-3800</i>
<i>Mercer County Historical Society</i>		<i>724-662-3490</i>
<i>Rite Aid Pharmacy</i>	<i>126 W. Main St</i>	<i>724-458-0944</i>
<i>Hometown Pharmacy</i>	<i>49 Pine Grove Square</i>	<i>724-458-1900</i>
<i>Walmart Pharmacy</i>	<i>W. Main St</i>	<i>724-458-5977</i>

Shopping

Grove City Outlets

Wendell August

Walmart

Aldi

County Market

Busy Beaver

ACE Hardware

84 Lumber

Sam's Club (Butler)

Super Walmart (Butler and Hermitage)

Lowes (Butler and Hermitage)

Home Depot (Butler and Hermitage)

Grinder Pumps

Grinder pumps are the responsibility of The Legends at Grove City Condominium Association. In the event of a problem with the grinder pump that services your unit call Tepco Trombold Equipment Company Inc. Po Box 897 310 Clay Avenue Mars, PA 16046 (724) 625-4260. The E1 Pump DH071 has a two year warranty on new pumps and one year on replacement parts. Tepco will bill the association directly for any repairs needed on all grinders pumps. Please inform the association that a call was made for grinder pump service so the association aware a bill will be forthcoming.