



President's Message

Happy Spring to all!

I'm so glad we are past the snow and ice time of year.

The extreme snowfalls we had this season as well as a significant increase in our insurance will force us to impose a special assessment this year. More information and the exact amount will be sent to you in another letter. Please be assured that this is always a last resort.

We are all looking forward to the warm months and using the tennis court and pool. Contact Tina if you need the tennis code or fob for pool if you are new and she will have you sign the paperwork for it.

As you are aware the court was a big expense, and we must be sure we keep it in good condition for a very long time. A violation will be assessed immediately to a unit if the court is used for any activity other than tennis or pickleball. No bikes, skateboards, pets etc. will be permitted on the courts. A complete list of rules is available on your portal as well as on the community website at www.rosehollow.org.

We will need pool volunteers again this year to make sure the pool and clubhouse are secure in the evening at closing. Please contact, Nancy Price at, n.pric_302@yahoo.com, if you can help with that. Even if you volunteered last year, she would need you to email her this year to sign up. The volunteers make it possible to keep the pool open now that lifeguards are no longer available.

Your fob from last year will be the same and will be activated in time for the opening of the pool on Memorial Day weekend.

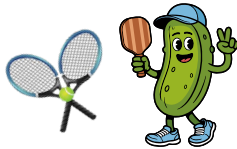
The Spring Yard sale will be Saturday April 25 8am-3pm with rain date Sunday April 26. We are still in need of a volunteer to put up and take down signs as well as advertise for the sale on social media. Please contact Tina at t.martusus@cpm975.com if you can help with this. A board member will give you the signs and instructions.

Continental Properties uses a new system for paying dues and communication. Email blasts will be sent to the owners through this new system. **If you have a renter**, please be sure to give the management company their email address so they receive communication as well. It often has information about snow, garbage pickup delays and pool closings so it's important that they get the information quickly through an email.

We are finding that dog poop left on sidewalk and grass has become a big problem. There is a disposal station near clubhouse. A reminder there is an immediate fine for dog owners not cleaning up after the pets. Please report any violations of this rule to our property manager.

Continued on Back

Tennis & Pickleball



The access code can be requested through the management company. The courts are for tennis and pickleball use only. See posted rules to avoid immediate fines.

Spring Inspections



Yearly inspections will begin soon and will include areas maintained by homeowners such as fences, driveways and concrete. Please review your property for any repairs that may be needed.

TOP 5 Rules



- 1** Pick up after your pets and remember that dogs must be leashed and under the control of owners at all times. Only one pet is permitted per household.
- 2** Do not store trash/recycle containers at front entrances and please remove them on the day of pickup.
- 3** Trucks are not permitted to be parked on driveways.
- 4** All exterior changes and replacements require board approval. Please submit an A/R form before work.
- 5** Keep patios and decks tidy and free of debris.

Board Meetings



All board meetings (except Nov/Dec) are generally held on the Fourth Monday of each month at 7:00 pm. See current schedule below. All meetings are being held via zoom at this time. Zoom information and any changes will be posted to the messages board of the website at www.rosehollow.org.

If you wish to address a specific issue with the Board please email our property manager at t.martusus@cpm975.com

2026 Planned Board Meetings

April 27	May 18
June 29	July 27
August 24	Sept 23
Oct 26	Dec 7

Meeting dates may change due to unforeseen circumstances.

Rose Hollow Board Members

Dawn Nachbaur President
Alan Bress Vice President
Mary Fortado Treasurer
Daphne Mroz Secretary
Nancy Price Member at Large

Continued on Back



Sewer Insurance

Your association fee includes insurance coverage for your outside sewer line. If you notice signs of a clogging line please contact:

HOMESERVE

For an emergency: Please call 1-833-354-1085, the first prompt ("Press 1 for Repairs") they will have agents available 24 hours a day to assist you with an emergency claim.

Any issues determined to be resulting from interior sewer lines are homeowner responsibility.

Owners may purchase waterline insurance on their own from water company or other providers while sewer line insurance is covered by the HOA.



Property Management

Continental Property Management, Inc.
Tina Martusus, Property Manager
975 Easton Road – Suite 102
Warrington, PA 18976
215-343-1550
Email t.martusus@cpm975.com



Website Information

www.rosehollow.org
User: RoseHollow1
Password: Cardinal19067



Emergency Procedure

Emergencies that are a concern for public safety should be called into 911, police or fire. Less severe emergencies should be reported to Continental Property Management.

Business Hours
Mon-Thurs 9am-5pm
Friday 9am-12pm

After Hours Association Emergency Service
Phone number: 215-750-4895