

# Westwood Village Condominiums Newsletter

With Spring upon us and Summer nearly here time to catch up on the latest updates and prepare for our communities' Annual Meeting.



## UPCOMING EVENTS

### **Annual Meeting – May 4**

Board of Directors – 6:30 PM

Council Meeting – 7:00 PM

Meet at Club House, 650 Westwood Dr.

### **Pool Opening – May 28**

Pool Hours: Noon – 8:00 PM daily

### **Pool Closing – Sept. 5**

### **HOA Meetings – Sept. 7 and Nov. 2**

Board of Directors – 6:30 PM

Council Meeting – 7:00 PM

Meet at Club House, 650 Westwood Dr.

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## **March Council Meeting Summary**

The March meeting was held at the clubhouse and meeting minutes can be found on our community website. For any concerns raised during the March meeting that were not resolved that day, please attend the next meeting or refer to future meeting minutes.

## **In Memoriam: Remembering Bernie Miller**

You may have met Bernie at the pool or at a Council or Board meeting. If you never had the pleasure of meeting her, she lived in and served this community for over 20 years. The Council would like to express that she will be deeply missed and that her dedication to the community was very much appreciated.

Psalm 31:3 "For thou art my rock and my fortress; therefore for thy name's sake lead me, and guide me."

Psalm 62:1-2 "Truly my soul waiteth upon God: from him cometh my salvation. He only is my rock and my salvation; he is my defence; I shall not be greatly moved."

## What is a Sonoma Building?

You may have heard the term "Sonoma Building" referenced in previous correspondence, the last newsletter, or at a council meeting. You might live in one and not even know it! **So, WHAT are they?!** They are the white 3-story buildings located on Brian Drive, two on Charlotte Way, and one on Melissa Court.

**How many units are in each building?** Each building contains 12 units (4 units on each floor). They are a mixture of 1-bedroom and 2-bedroom units and make up 48 out of the 181 units in the community (26.5%).

## Where Do My Maintenance Dollars Go?

In 2021, we completed repairs on six roofs and replaced rotting wood on over a dozen units. We had a record number of water main breaks with emergency crews coming out to repair six breaks.

This year the original wiring for the streetlights on Louise Ct. and Michelle Ct. were replaced, and two original sewer lines on Charlotte Way were fixed.

Wood repairs are scheduled to move clockwise around Westwood Village, unless there is emergency work that requires attention sooner. Sonoma Buildings are painted on a five-year cycle and exterior wood is painted when replaced or as needed.

Teresa Miles cleans the dumpsters and Sonoma Buildings. If you see her around, please be kind!

## Check Your Electric Panels

If you missed the September 2021 Council meeting, you may have missed the discussion regarding unsafe electric panels. The Council is responsible for replacing the electric panels in the Sonoma Buildings, but each unit owner is responsible for replacing the electric panel in their home. The following companies have been deemed "uninsurable" by many insurance companies and may need to be replaced if currently installed:

- Zinsco / Sylvania
- Federal Pacific Electric
- Challenger
- Pushmatic

## Tips to Help Keep Westwood Village Beautiful

*Manuela Breinich*

Here are some tips on where to dispose common household items which cannot go in the regular garbage or recycling containers:

- **Donate unwanted furniture to the Salvation Army**  
We are very fortunate that Enola is within the area where the Salvation Army still does free pick-ups of furniture and other items. Pick-ups for Enola can be scheduled for any Tuesday or Friday. The donation center recommends that you schedule a pick-up no less than two weeks in advance. Scheduling can be done by phone at **1-800-728-7825** or online at [www.satruck.org](http://www.satruck.org). Remember, donations to the Salvation Army could be tax deductible (depending on your situation). So, please consider donating items that are still in useful condition. It keeps our neighborhood looking good, the landfill empty, and maybe puts a little something in your pocketbook to boot. All around a win-win solution.
- **Local Pick-up of Metal Recycling Items is Available**  
I am in the bad habit of talking to anyone and everyone in my beloved neighborhood of Westwood Village. This is how I recently met Trisann of Enola, when she was in our complex picking up metal items for recycling. She shared this is a way that she and her husband, Chuck, supplement their income and help keep the items out of the landfills. If you have metal items that you would like to get rid of, request a pick-up on their cell phone **610-960-9151**.
- **How to Properly Get Rid of Electronics**  
Cumberland County has a Recycling Center located at 1001 Claremont Road in Carlisle. This is about 15 miles from Westwood Village. They are open every Tuesday and Wednesday from 12:00pm - 4:00pm, and every 2<sup>nd</sup> and 4<sup>th</sup> Saturday of the month from 8:00am - 12:00pm. They take entertainment equipment, computers and accessories, home appliances, office or cable equipment, mobile devices, and more. Find a complete list of items accepted online at: [www.ccpa.net/3377/Electronics-Recycling-Center](http://www.ccpa.net/3377/Electronics-Recycling-Center). There is a charge of \$0.50 per pound. Their phone number is **717-240-6489**.

## Heating & Water Assistance for Low-Income Families

Manuela Breinich

Two programs are now accepting applications: **The Low-Income Home Energy Assistance Program (LIHEAP)** and **The Low-Income-Household Water Assistance Program (LIHWAP)**.

**Eligibility:** For a household of one, the income limit is \$19,320. For each additional person, add \$6,810.

- **LIHEAP is open until May 6th, 2022.** It helps families pay their heating bills. Households in immediate danger of being without heat may also qualify for an additional crisis grant.
- **LIHWAP** is a temporary emergency program to help families pay overdue water bills. This grant is available if you are in jeopardy of losing your drinking water or wastewater service.

**Apply Online:** [www.compass.state.pa.us/compass](http://www.compass.state.pa.us/compass)

**Apply by mail:** Download and return applications to the Cumberland County Assistance Office.

[dhs.pa.gov/Services/Assistance/Pages/LIHEAP.aspx](http://dhs.pa.gov/Services/Assistance/Pages/LIHEAP.aspx)

[dhs.pa.gov/Services/Assistance/Pages/LIHWAP.aspx](http://dhs.pa.gov/Services/Assistance/Pages/LIHWAP.aspx)

### Phone Requests:

LIHEAP: 1-866-857-7095

LIHWAP: 877-395-8930

## Property Tax/Rent Rebate Program

Manuela Breinich

It is not too late to apply for the Pennsylvania Property Tax or Rent Rebate Program. The Application Deadline is **June 30, 2022**.

**Eligibility:** Those age 65+, widows/widowers age 50+, and people with disabilities age 18+. The income limit is \$35,000 a year for homeowners and \$15,000 annually for renters, and half of Social Security income is excluded.

The Property Tax/Rent Rebate form (PA-1000) can be ordered from the PA Department of Revenue by calling **1-888-222-9190** or it can be downloaded and/or filed online at: [www.revenue.pa.gov](http://www.revenue.pa.gov) by clicking on the "Property Tax/Rent Rebate" link. For those needing additional assistance in completing the application, contact the Cumberland County Area on Aging Office at 717-240-6110.

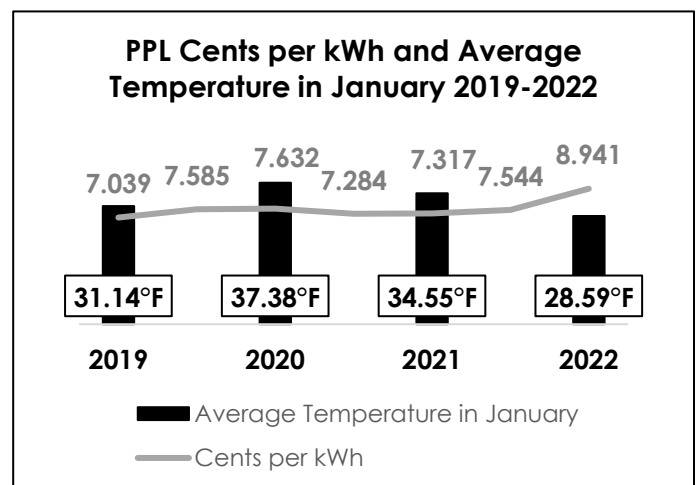
## Saving Money on Electricity Costs

Belinda Eigen

You may have noticed higher electricity bills lately, particularly during the winter months. This year we had an average temperature in January that was nearly six degrees colder than last year, while also seeing an increase in the cost of electricity from our distributor: PPL. As of today, the "price to compare rate" from PPL is 8.941¢/kWh, which has increased by more than 22% since last year. The rate is scheduled to change again on June 1st.

If you are feeling the pinch from the higher costs, here are some free and low-cost options to lower your monthly bill:

- **Shop for better electricity rates** - While PPL's delivery charge is fixed, you have the option to change the supplier portion of your bill. To shop for rates, visit: [www.papowerswitch.com](http://www.papowerswitch.com). By shopping for rates, I was able to reduce my supplier costs by 10%! The offers vary greatly and sometimes are not always the lowest option. To keep the rate low, I check for new supplier rates every three months.
- **Try PPL's Standard Offer Program.** This program offers a fixed rate price for 12 months that is 7% below the "price to compare" rate. (thank you Manuela Breinich for the tip!)
- **Check the seals on your windows and doors for any air leaks.**
- Try a free home energy audit (depending on results, the costs to make improvements will vary).
- **Read the article "80 Ways to Save Energy"** on PPL's website.



Sources: PPL Cost to Compare and Weather Underground

## Editorial

Ed Clapper

As much as I dislike a lot of negativities in our newsletter, there are a few things that need to be addressed. First is the old doggy debris topic. Yes, people still aren't collecting their doggy's droppings and if you're an "offender" you should be aware that more and more of your neighbors have security cameras these days. At the request of two neighbors, I have a solar-powered game camera mounted where it can monitor three yards. It's accustomed to watching deer, foxes, turkeys, and other wildlife but I've found it enjoys people and their dogs just as much. By the way, it takes infrared photos and videos at night too.

Next on the list is our dumpsters. Please use them correctly – trash in the trash dumpsters and recyclables in that dumpster. And please slide the openings' doors closed. Yes, I know they were open when you got there but summer with its higher insect-breeding and odor-generating temperature isn't far off so we would all appreciate it if you closed them. Thank you in advance!

Speaking of dumpsters, it was requested at a previous meeting that some of the recycling dumpsters be increased in size. As much as your HOA would like to oblige that request, it's something that is not within our control. Penn Waste dictates our dumpster sizes based upon the number of units each set of them will serve. For example, the recycling dumpster for Melissa Court, where I live, is much larger than the one on Michelle Court right behind us because that one is expected to serve fewer residents.

Also, please stop piling discarded appliances, bedding and furniture beside and behind the dumpsters. If you're not sure if the trash company will take those items, please call them and ask. The company is Penn Waste and their telephone number is 717-767-4456. All that trash surrounding our dumpsters just makes our community look, well, trashy.

I'm sure some of our complex's dumpster lids were damaged like those serving Melissa Court were by high winds this winter which caused some of the lids to be unable to be closed. I plan to ask at our May meeting if Penn Waste can be contacted regarding repairing or replacing those lids.

I don't know about you, but I think the snow clearance crew we now have does a WHOLE lot better job than the outfit we previously had. It would be great if we could get a better lawn care company, the current contract ends in 2023 and Council will be making the decision if we stay with them or choose another company.

To close on a positive note, how about this dose of spring-into-summer weather we're enjoying now? It seems the older I get, the colder I get so I can't wait to break a sweat outdoors. If you are a rental unit(s) owner, please provide your tenant(s) with a copy of this newsletter. They should know as much about our community as an actual owner simply because they live here. My wife and two neighbors host get togethers for the residents of Melissa Court twice yearly and include all of our neighbors in those gatherings, owners and renters alike.

Ed  
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Visit our community website at  
[westwoodvillage.weebly.com](http://westwoodvillage.weebly.com)