

NORTHRIDGE AT CAMELBACK NEWS

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SPRING 2010

COMMUNITY UPDATE

On Thursday, April 8, 2010 we experienced a mulch fire on Hickory Drive. Due to a good Samaritan stopping to let us know and fast actions from contractors on site as well as a quick response from Pocono Township, there was no loss. This could have resulted in the loss of at least 1 duplex and possibly more. While we are unsure of an exact cause due to the extremely dry and hot conditions at the time, there was a cigarette butt in the exact area of the fire.

We would like to remind all owners how extremely important it is for you, as well as your neighbors, to make sure anyone smoking does not throw cigarettes in the mulch. Mulch will smolder under ground for hours before it shows signs of being present and when it finally is, the results could be loss of structures. Please make sure if you do not allow smoking in your unit, there is a proper way for your guests or tenants to dispose of there cigarette butts. Also keep this in mind as you drive through the community and dispose of your cigarettes out the window in passing. Next time we could not be so lucky.

Mulch replenishment has begun in the common areas. Last year we saved roughly \$36,000 on mulch. We will again this year try to save some money in this area without compromising the appearance of the Community. Once mulch is done, we will continue with red Stone as well as driveway stone. We will be adding stop signs to Upper Deer Valley road in an effort to help slow cars down. Road repairs will take place on Camelback Drive and Lower Deer Valley. Paving of the Compactor lot will also take place this year.

We have 22 buildings on the painting schedule this year including the Management Office. Painting at the Management Office will take place prior to the pool opening.

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MISSION STATEMENT

To promote and ensure the present and future residential living conditions relating to the health, safety, public morals, convenience, comfort and beauty of the dwelling units, common lands, amenities and common roads located in Northridge At Camelback. To also work in partnership with the members to create a special sense of community by consistent communications and providing superior community services.

FIREWOOD

The woodshed has closed for the season as of Sunday April 4, 2010. Please do not ask personnel to open it for you. The wood shed will re-open at the end of September.

VEHICLE PARKING

All residents are reminded that there is a limit of two (2) vehicles per unit. Any additional vehicles must be parked in the overflow lot. Do not leave vehicles parked in the Northridge Management recreation area lot. The gate is locked in the evenings and you will not be able to move the vehicle until the following morning when the office is open for business.

SUMMER AMENITY INFORMATION

The summer schedule for the pool and tennis courts is included in this mailing. Also enclosed with the homeowner information is a sheet on tenant fees for the pool area and rules and regulations for all the amenities. Please review the information provided. The homeowner pool registration sheet should be completed and returned to the Management Office no later than April 24, 2010. *Homeowner picture ID's and guest passes for the 2010 pool season may be picked up at the Management Office from Tuesday thru Saturday beginning May 11, 2010. Homeowners may still use their pool I.D. from last year. If a new pass is needed there will be a \$3.00 charge. Guest passes remain non-transferable.* Owners must sign and pick up their pool guest passes in person. No exceptions.

Please also keep in mind that owners with delinquent maintenance fee accounts will **NOT** be issued pool ID's or guest passes until their account is current. This includes snowplowing fees, fines, late fees, etc. Only owners with current accounts will be issued passes. If you are a delinquent rental owner, keep in mind that your tenants will be denied access until your account is paid in full.

BEARS

With Spring upon us, we would like to remind residents that bears are more a part of daily living these days. Bears are coming out of hibernation with cubs and a serious appetite. Please continue to read for some helpful hints we have received from the PA Game Commission. You may also stop in the office and pick up a packet. should you or your family encounter a black bear.

Stay Calm: If you see a bear and it hasn't seen you, leave the area calmly. While moving away, talk to help the bear discover your presence.

Get Back: If you have a close encounter, back away slowly while facing the bear. Avoid eye contact, which a bear may perceive as a threat. Bears rarely attack people unless they feel threatened or provoked. *If you are on a trail, step off on the downhill side and slowly leave the area.*

Don't Climb or Run: If a cub is near by, try to move away from it. But be alert, there could be other cubs. Never climb a tree to escape, because sows chase their cubs up trees when they detect danger. Running may prompt the bear to give chase; nobody can out run a bear.

CARE WORKS

Weis Market on route 611 in Tannersville has opened a "Careworks" facility. If you are sick or get sick while here at your home, instead of going to local emergency room you can now visit the center located in Weis market.

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OFFICE HOURS

Northridge Management Office is open Monday through Saturday 8:00 am - 4:00 pm. **The Northridge Management Office will be closed on Monday May 31, 2010 for Memorial Day. The pool will be open Memorial Day weekend.** Please keep in mind that your unit key will be unavailable on this day.

SECURITY UPDATE

We have renewed our contract with Vector Security with some minor changes in the schedule. We have removed the 12am-8am shift Monday thru Thursday. They will be on property Monday thru Thursday 4pm-11pm. Friday, Saturday and Sunday, guards will be here 4pm-12am and 12am-8am and all day on Sundays. This decision was based on the citations and responses from the previous year and was passed by the Advisory Board. If you have an emergency when security is not on site please call 911.

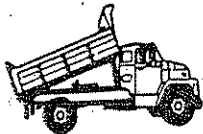
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REGISTRATION FORMS

Do not forget to send in your tenant registration forms during the summer season. You can also email the information to let us know guests/tenants will be occupying your unit. This information is critical to Northridge Management for access to the summer amenities. In addition, the information provides the office with a list of all "authorized tenants and guests".

Tenant prices for the pool are as follows:

\$20.00 per household, per day
\$45.00 per household, per weekend
\$80.00 per household, per week
\$140.00 per household, per month
\$250.00 per household, seasonal basis

Tenant prices for the fitness center are as follows:

Daily: \$4.00 for an adult

\$3.00 for student (14-21)

Weekly: \$19.00 for adults

\$16.00 for student (14-21)

Monthly: \$40.00 for an adult

\$30.00 for a student (14-21)

3 consecutive months: \$70.00 for an adult

\$50.00 for a student

(14-21).

6 consecutive months: \$100.00 for an adult

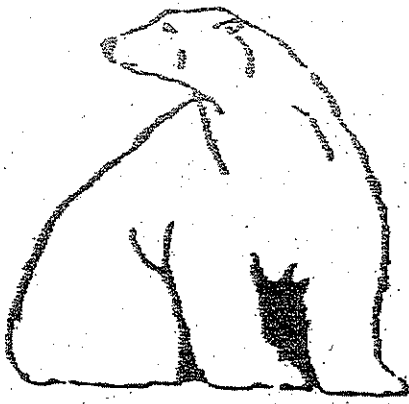
\$80.00 for a student

(14-21)

Yearly Basis (Jan 1-Dec 31): \$150.00 for an adult

\$100.00 for a student

Please make sure your tenants are aware of these prices.



HOWARD

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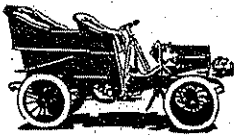
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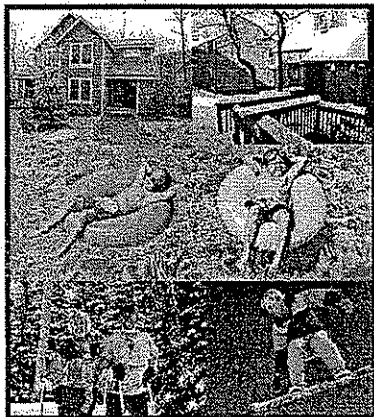


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Northridge Ladies Group

For the past several years, some Northridge woman have been meeting twice a month at the clubhouse. Once, simply for socializing and once for book discussions. Besides the fun, they are glad they have gotten to meet and know their neighbors and have gained a better sense of the community they live in. They also have semi-annual pot luck dinners which have contributed to the community feeling they felt was lacking. If anyone is interested in participating, please get in touch with Riet Cunningham at:
570-619-7035 or email;
charlesriet@verizon.net.

WELCOME NEW OWNERS

***Gerald & Odette Bittenbinder
Stephen & Cynthia Miglin***

*(If we missed anyone, our sincere apologies.
Please contact us so we can welcome you in our
next issue)*

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