



McKenzie Place Condominium News

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Erin Williams
Property Manager

Special Issue

Holiday Newsletter 2010



Christmases are like snowflakes;

Each one is unique.

May this holiday season be a memorable one.

*May the new year find you happy and surrounded
by the love of family and friends.*

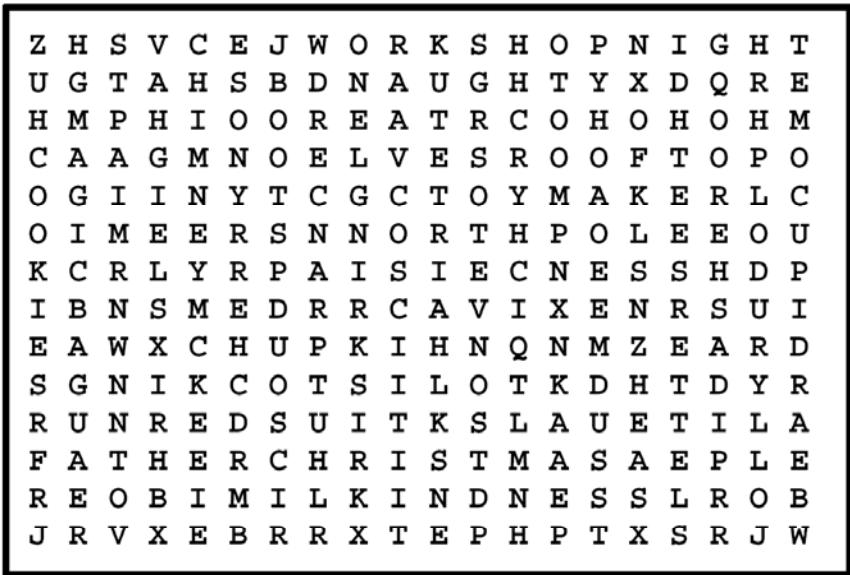


Happy Holidays to All

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Santa Claus



- | | | |
|------------|-------------|-----------|
| Santa | Rudolph | boots |
| Mrs. Claus | night | magic bag |
| elves | presents | chimney |
| North Pole | kindness | stockings |
| reindeer | naughty | coal |
| Dasher | nice | cookies |
| Dancer | list | milk |
| Prancer | letters | jolly |
| Vixen | Ho ho ho | toymaker |
| Comet | beard | workshop |
| Cupid | red suit | sleigh |
| Donner | cherry nose | rooftop |
| Blitzen | hat | |

To answer the trivia questions, look a words or phrases that are hidden in the puzzle, but not in the word list.

Trivia : What three other names does Santa Claus use?

Answers: _____
and _____

Super Word Search Puzzles - www.superwordsearchpuzzles.co



Puzzle Solution
available at
www.mckenzieplace.com





For Our New Home Owners

McKenzie Place offers a spacious clubhouse that holds a maximum of 75 guests. At \$150, plus a \$150 (refundable*) deposit, it just may be a good solution for you. Monday through Thursday it's only a \$75 rental fee — or \$100 to include our HDTV!

- Holiday Party
- Baby/Wedding Shower
- Birthday Party
- Reunion
- Retirement Party
- Reception



Rules and rental agreement are available at www.mckenzieplace.com and from property management: **Elite Mgmt Services Group, 724-926-3093.**

**refund subject to terms of the rental agreement.*

CAI's Pennsylvania Legislative Action Committee (PA LAC): Fighting For You — Staff Report

The following are Bills that CAI is working on in the Pennsylvania Legislature:

- House Bill 2234 – Solar Panels
 - This bill was introduced in 2009. It would have removed all restrictions on the installation of solar panels in community associations. PA LAC successfully lobbied for amendments to preserve the right of the association to reasonably regulate location, size and other important factors in the placement of a solar panel. It needs to be re-introduced in the new legislative session that starts in January 2011.
- Fiscal Code – Permit Extensions
 - PA LAC worked with the Pennsylvania Builders Association to insert language in the state's fiscal code, passed in July 2010 extending building permits for two years in order to support the recovery of the home building industry. Governor Rendell signed this Bill on July 6th.
- House Bills 1221/1240/Senate Bill 745 – “Sunshine Act” Provisions
 - PA LAC supports various amendments to the Bills and advocates the adoption of such amendments including limiting the applicability of the Bill to larger sized communities. An additional amendment would remove the provision, which would make it a violation of the Unfair Trade Practices Act.
- House Bill 675 – State Income Tax Deduction
 - This Bill would allow a unit owner in a planned community to deduct 75% of his or her association assessment (or dues) from his or her personal income tax. This is the second legislative session in which this Bill has been introduced and it has not yet had a hearing. A study on this very issue, including an attempt by the state to catalogue every community association in Pennsylvania, is scheduled to be completed in March 2011 and the data from this study may help PA LAC push this issue among legislators in the capital.
- House Bill 579 – Unfair Trade Practices
 - CAI's PA LAC opposes this Bill. CAI strongly opposes this legislation because remedies already existing for willful violations of association declarations and bylaws and most association's documents already address enforcement. Volumes of litigation would result if this Bill were to become law.
- Senate Bill 1482 – Private Transfer Fees
 - This Bill was introduced in October 2010. The Bill would prohibit the 3-month Capitalization Fee associations levy for capital improvements, which help fund replacement reserves, as well as fees that may be charged by an association, or its agent, for the statutorily required resale certificate.

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Happy Holidays Newsletter — 2010

FROM THE DESK OF: McKenzie Place Maintenance



Christmas Trees after Christmas

Maintenance will dispose of your live — or, we should say, used-to-be-live Christmas tree. Do not drag them through the hallways. If you are on a second floor, with care, drop them off of your porch. Maintenance will haul them away after the first week of January.



Here Comes the Snow!

McKenzie Place follows the 1" rule for snow removal and road maintenance.

Robinson Township and other communities follow the 1" rule as well. Depending on the nature of in-climate weather we might be expecting, some road pre-treatment may occur.

FIRE SAFETY:

- Feel your door. If it is hot don't open your door. Wet a bath towel and place at the bottom of the door.
- Call for help 911
- Hang another bath towel in your window so that the firemen knows there is someone in the home.
- Arrange a "safe destination" to meet in case you are separated from anyone in your family.
- Make sure someone knows how many people and pets there are in your home. You may not be available to let the fireman know but your neighbors might. (Especially if you live on the second floor).
- Make sure you know your smoke detector works and is installed properly.

HOLIDAY and EVERYDAY SAFETY:

Lots of lights on the Christmas tree look very pretty but they also create the potential for overloading electrical cords and are a very serious fire risk.

Make sure you do not have any frayed wires.

Make sure your cords are all in working order

Make sure they carry the appropriate seals and approvals

Make sure the plugs are completely joined together.

Do not used outdoor lights that get very hot, indoors.

Burning candles are festive during the holidays; but if forgotten, can ruin your holiday. Never leave them unattended and only allow them to burn for 2 hours at a time, before extinguishing them for the evening.

Since we spend more time indoors, check on your neighbors to make sure they okay.

Take a minute to call them or management, if their papers are piling up at their front door.

Call them or management if you haven't seen their car move in days or you haven't seen them in days.

Just call them and say HI!

If you use your fireplace,

Make sure the damper is open before starting a fire.

Make sure the fire is out before going to bed.

If you smoke,

Make sure you do not empty ashtrays with hot ashes into the garbage can.

Do not throw your cigarette butts into the common area. Hot butts could start a fire and are unsightly.

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