



Bowman's Hill News



March 2023



Community Yard Sale- April 28th & 29th 7:30-?

Messages from Our BHHA Board Members

From Al Ringhoffer. President

It is that time of the year again. Time for Spring cleaning! The long, cold, damp winter takes a toll on our landscapes and home exteriors. Spring is the perfect opportunity for homeowners to declutter and organize their homes. It is an especially important task for homeowners who currently have their home listed or plan to list in the near future. Taking the time to spruce up the home can help increase value and make a good impression on potential buyers. By taking the time to deep clean and reorganize this spring, homeowners can increase their resale value over the short term.

However, it's important to note that not all spring-cleaning projects are created equally. Some projects may have a nice temporary appearance, but they don't hold up in the long run and won't significantly increase your property value. When time is an issue, high-priority tasks include:

- ✓ cleaning overgrown landscaping
- ✓ painting the interior and exterior
- ✓ cleaning all baseboards and clearing gutters of debris which causes pest and paint problems when left untreated
- ✓ Time permitting, power wash patios, decks and siding to remove mold and dirt to make the area appear clean and newer. Unfortunately mold on siding will not go away and can be difficult to remove the longer you wait. There are many cleaning solutions on the market available at Home Depot and Lowes specifically for removing those grimy green slippery black algae. One that many people have used in the development is called 30 second outdoor cleaner. It quickly removes moss and mold from all outdoor surfaces.

Architectural Review Reminder – Front Entry Doors

From Perry Shindle, Architectural Control

This article is a friendly reminder to all Bowmans Hill homeowners about the painting of exterior entry doors.

Our Association's Covenants require that the Homeowners Association review **all** proposed exterior additions, changes, or alterations to any property or structure in our development. The purpose of this review is to ensure that these exterior changes / additions are "in harmony" with the original property design and to maintain and enhance the real estate appeal of our development.

Specifically, this newsletter article is being sent out to remind all residents that the painting of all exterior / front entry doors is included within the scope of required Association review. Approval must be granted *before* you repaint your front entry door.

The review process for the painting of an exterior door is painless, and most requests will be easily approved within 1-2 days. Regarding color choice, the BHHA Design Standards and Guidelines address Exterior Painting under D. 6. It states that any changes of existing color of exteriors must be in harmony with those colors initially employed in the development.

For the townhouses, Haubert Builders used two colors for the doors and initially alternated the two colors of **Forest or Hunter Green and Maroon Red** for each grouping of six, as noted with units 39-49 RRR. This is the color palette that the development was originally designed and constructed with and is the range of colors that is in keeping with the design esthetics of Bowman's Hill. Other **neutral colors** will also be considered on a case-by-case basis.

While several residents have, with Association approval, repainted their exterior door in an alternate, but acceptable color, the Association has noted that a few exterior / front doors in the development have been painted *without approval* and in a color that is "less than harmonious" with the original design of their home. The Association will be notifying the residents that fall into this category within the next 60 days that they need to address this issue to come into compliance with the Design Standards of the development.

If you ever have any questions about this issue, please feel free to call me, Perry Shindle @ 691-9566, at any time or contact me via email at pshindle@comcast.net. I would be



Maroon



Dark Maroon

Updated Design Standards

Please note a change for the allowed fence height in the townhouses.

8. Fences:

- a. Fence style, materials, and finished color are to be compatible with the applicant's house.
- b. Side yard fencing shall not be constructed or extend more than 15 feet forward of the rear corners of the principal volume of the dwelling.
- c. Fence heights **on single-family home properties** shall not exceed 6 feet above the highest adjacent grade level, unless further restricted, **or HOA approval is only given for a 4 foot fence based on factors including, but not limited to, slope of terrain, visibility restrictions, etc.**
- d. The following types of materials are not acceptable for fencing (note: these materials are not all inclusive):
 - 1) Metal or plastic link
 - 2) Aluminum or sheet metal
 - 3) Chicken wire or wire mesh
 - 4) Plastic webbing, reeded or straw-like materials
 - 5) Corrugated or flat plastic fiberglass sheets or panels
 - 6) Rope or other fibrous-strand materials
- e. All supportive posts are to be set in concrete.
- f. If the fence surface is finished on only one side, the finished surface is to face the public side of the enclosure.
- g. Before constructing any fence, note should be taken of any vegetation or other easement affecting its location.
- h. Fencing in front yards is prohibited.
- i. No fence will be approved if its installation will obstruct sight lines for vehicular traffic. It should be noted that corner lots must keep fence lines at the building line of both intersecting streets or the set back, if no building line exists due to there being no lots facing said street.
- j. No fence to be installed on a townhouse property shall be more than 4 ft in height.**



Congratulations to Our Graduating Seniors



- ❖ Christopher and Borany Kanal-Scott announce their son, Sean Kanal-Scott, is graduating from Mechanicsburg Area Senior High. He plans to start university in 2024.
- ❖ Thomas and Maryann Karli announce their daughter, Lauren Karli, will be graduating with her Associates in Dental Hygiene from the Pennsylvania College of Technology in May 2023. After graduation she will sit for her boards to become a licensed DH and then hopes to work part-time in a local dental office while she completes her Bachelors in Dental Hygiene online through Minnesota State - Mankato in May 2024.

Home Maintenance Resources

(Recommended by our residents)

Jon Cameron

Resident and board member of Bowman's Hill
Lawn mowing and mulching
717-247-8400

Kaylor Landscaping-Tree Removal

1424 W. Trindle Rd
Carlisle, PA 17015-9743
(717) 758-8079

Leister Power Wash

Homes and Commercial
717-465-0700

Filberto Martinez

Mowing and yard maintenance
Currently cutting yards and doing
maintenance in our neighborhood
717-889-6802

COMING SOON:

A beautiful Bowman's Hill home featuring single floor living with many upgrades on a corner lot with private views. Perfect for anyone looking to move to this desirable community for work, the excellent schools, or maybe to be closer to loved ones at Messiah Lifeways. Our one story, 3 bedroom, 2 bath home with a walk-out basement and a workshop on a corner lot will be coming on the market soon. Tell your family and friends to stop by 2403 Rolling Hills Dr. during the Community Yard Sale for more information.

Regards,

Dave and Sue Funk

A Little History of Upper Allen Township

1750 – 1850

In the mid-1700's, Scottish-Irish settlers from Lancaster County moved into the frontier area of the North Valley where Upper Allen Township is now located. In 1760, several German families followed and the first town center at Stumpstown was established.

Prior to 1735, North Valley included two townships – Pennsboro and Hopewell.

1850 – 1950

In 1850, Upper Allen Township formed from East Pennsboro Township, and in 1867, a village began taking shape about one-half mile south of Mechanicsburg along the road to Shepherdstown. This early settlement, called Kohlerstown after its original settlers, preceded another settlement named Bowmansdale, named after Jacob Bowman, a former Cumberland County Sheriff.

Bowmansdale became a terminal for the Harrisburg and Potomac Railroad. The settlement included a store, two lumber and coal yards, a carpenter shop and a grist mill. Between 1749 and 1818, as well as agricultural activities, a handful of mills and lime kilns operated along Yellow Breeches Creek.

Another important role in the early development of the area was the mining of ore. In 1840, a hematite mine began operating just west of Shepherdstown. Within eight years, miners removed 2,900 tons of ore for furnaces in Dauphin and Boiling Springs.

The distilling of whiskey was another early industry established within the township. It was more economical for farmers to convert their grain to spirits and transport it than it was to move large amounts of bulk farm produce over poor roads. They instead delivered the whiskey to Philadelphia and Baltimore where they traded it for dry goods, groceries and hardware.

(Copied from Upper Allen Twp Website)

Bowman's Hill Board Members

President: Al Ringhoffer Aringer55@gmail.com

Secretary: Dolores Peffley dwpeffley@gmail.com

Treasurer: Jeanne Heath jeannemheath@gmail.com

Architectural Control: Perry Shindle PShindle@comcast.net

Communications: Vickie Ambler vambler77@gmail.com

Common Area Manager: Jon Cameron jonbcameron@yahoo.com

