

ROSENMILLER FARM HOMEOWNERS ASSOCIATION

c/o Sherman Property Management, Inc.

1210 East Market Street

York PA 17403

October 4, 2021

NOTICE OF THE ASSOCIATION'S ANNUAL MEETING

Meeting November 4, 2021

7:00 p.m.

<https://us02web.zoom.us/j/5138036016>

Meeting ID: 513 803 6016

The Annual Meeting of the Association will be held on Thursday, November 4, 2021, at 7:00 p.m. via Zoom. Please mark your calendar and plan to attend.

Enclosed you will find the following documents for your review prior to the Meeting:

- President's Letter
- Meeting Agenda
- Minutes of the 2020 Annual Meeting held November 5, 2020
- Year-to-date Income and Expense Statement
- 2022 Operating Budget as adopted by the Executive Board
- Proxy
- September 2021 Board Update
- Social Invitations

Your attendance is strongly encouraged. If for some reason you are unable to attend the Annual Meeting, please be sure to complete the enclosed proxy and return it to Wayne Umland at 2060 Rosewood Lane, York PA 17403, or via email to wayneumland@gmail.com.

RFHOA Annual Meeting

November 4, 2021

President's Letter

Another crazy year is almost behind us. A colder snowier Winter, followed by a wet Spring, a strange Summer and a near-Tornado and now Autumn...I can't wait to see how we end the year. In spite of all this and the pandemic, we did get a lot done. We did decide, however, out of an abundance of caution to hold our meeting virtually again this year. We were not able to have our wine and cheese parties and other social gatherings as we have in the past. Hopefully, 2022 and an end to the pandemic will let us get back to having parties and social events.

An invitation to join our virtual Annual Meeting will be emailed closer to the meeting date. To help facilitate voting and counting, we would like you to **complete and return the Proxy this year whether or not you plan on joining the meeting.** If you choose to change your vote on the Proxy, there will be an opportunity to do so at the meeting.

The Farm Association property is looking healthy again, in spite of fewer trees and some still missing fence parts. The fence rails and posts have been ordered and (depending on the supply chain) will be repaired as soon as possible. The good news is that our pond water is healthy and we do not have to immediately install some type of aeration. The tennis/pickleball courts were completed early this year and they are getting more use. Working with Farms & Natural Lands Trust, and after a long, drawn-out process, we were able to have Mr. Shorb relocate his athletic field farther away from the homes on Carriage and Chestnut.

I am pleased that we are able to hold our 2021 membership fee at \$500, in spite of the costs rising. Services, supplies and fertilizer costs continue to increase. The proposed budget takes all of that into account and with good financial management, we should be in good shape for 2022.

We have continued to try and maintain transparency with periodic updates from me after our Board Meetings. I hope you find that information useful.

Please login to the new website and if your contact information needs to be updated, please do so or send the information to Kristin Bramble. If you have any interest in serving on any of our Committees of the Board, please let Kristin or me know that as well.

We are still planning on our Annual Holiday Party. Information for that is in this package. We were not able to have that last year. If I don't see you there or around the property, I wish you all a safe, healthy and happy holiday season.

All the best,

Wayne Umland, RFHOA President

ROSENMILLER FARM HOMEOWNERS ASSOCIATION
2021 ANNUAL MEETING
November 4, 2021 at 7:00 p.m.

AGENDA

Call to Order	Wayne Umland, President
Roll Call and Determination of Quorum	Kristin Bramble, Secretary
Welcome to New Members and Introduction of Directors	Wayne Umland, President
Approval of the Minutes of the 2020 Annual Meeting	
President's Report	Wayne Umland, President
Treasurer's Report	Scott Kelley, Treasurer
• 2021 Results	
• 2022 Budget	
Committee Reports:	
• Nominating Committee Report	Wayne Umland for Rob Bowen, ad-hoc Committee Chair
○ Election of Directors	
• Building and Grounds	Bob Merino
○ General Conditions	
○ Shed Repair	
○ Pond Aeration – 2021	
○ Tennis Courts – 2021	
• Social	Kristin Bramble
○ Cancellation of activities	
○ Upcoming activities	
• Website	Kristin Bramble
○ Eco York	
○ Launch of new website	
Other RFHOA Business	Wayne Umland, President
Adjournment	

INSTRUCTIONS FOR JOINING OUR VIRTUAL ANNUAL MEETING

- From a computer, tablet (IPad) or cell phone, launch your internet browser
- Go to www.zoom.com
- At the top of the zoom screen, click on “Join A Meeting”
- A screen will pop up asking for a Meeting ID or Personal Link Name
- Enter our meeting number which is shown on the Agenda (5138036016)
- Click Join
- A pop-up screen might appear – if it does, check the box next to “Always Allow us02web.zoom.us to open links of this type”. Then click Open.
- The Zoom meeting screen will appear and a popup will ask you to Join with Computer Audio. If your computer does not have a microphone and speakers, you can select Phone Call and you will be given a choice of phone numbers that you can use to hear the meeting.

MAKE SURE YOUR VOLUME IS TURNED UP ON YOUR DEVICE.

RFHOA ANNUAL MEMBERSHIP MEETING - MINUTES

November 15, 2020

The annual membership meeting of the RFHOA was called via zoom to order at 7:05pm by President Wayne Umland. Board Members present were Wayne Umland, Scott Kelly, Kristin Bramble, Bob Merino and Mike Bross. Mick Moritz and Josh Lecker were excused. Gena Dwyer from Sherman Property Management was in attendance. It was announced that the meeting would be recorded for historical purposes. There were no objections. 44 properties were represented: 16 in person 28 by proxy. The Secretary confirmed that we had a quorum.

The Minutes of the November 10, 2019 meeting were presented by Scott Kelley and seconded by Charlie Chodroff and were approved by a unanimous vote.

President's Report-Wayne Umland

At last year's annual meeting we promised to be more transparent. After each board meeting, we have emailed a newsletter summarizing the actions taken and issues discussed. We will continue to do this to keep the communication flowing.

Thanks to the special assessments we were able to complete several large projects:

stone walls were repaired and re-mortared at the playground, service road and tennis courts; six community entrance signs were cleared, trimmed, power washed and replanted; the area at the pond outflow pipe was excavated, stone placed to keep the water flowing properly and it was recently regraded and seeded for ease of future maintenance; and we are in the process of building a new website since our website provider left the business. The site will be more useful for communicating events, documentation, and residence information

We have remaining funds from the special Assessment and hope to refurbish the tennis courts and reinstall an aeration solution for the pond next year.

Budget will be presented tonight with no changes to our annual dues and no assessments.

Treasurer's Report- Scott Kelley

The mailing that was sent summarized the expenditures through August 31, 2020.

We looked at the 2020 budget and results as we developed the 2021 budget. The proposed budget for 2021 provides annual dues staying the same at \$500 per property or receipts of \$57,500 and budgeted expenses of \$60,730, a deficit of \$3,230. Increases

are proposed to the maintenance as outlined in the treasurer's report, the only area of significant increase is the website development that went from \$250 to \$3000 and that amount is split between The Rosenmiller Woods Condominium Association and the Rosenmiller Farm Homeowners[Association. The collected special paid assessment was used to repair for stone walls, entrance landscaping has a remaining balance of \$15,758. The Rosenmiller Farm Homeowners; Association has outlined plans to repair and resurface the tennis court in 2021 and it would cost of \$25,700 our only capital expenditure. The \$35 bank charge was questioned and is determined to be NSF returned check fee. The budget was presented by Scott Kelly and Second by Bob Merino and approved by a unanimous vote.

Nominating Committee-Josh Lecker (Presented by Wayne Umland)

We have two board members whose terms expire this year, Scott Kelley and Mike Bross (who agreed to complete Bob Jacobs' term). Both are Condo owners, and our By-laws require that the RFHOA Board consist of four homeowners and three condo owners.

Both Scott and Mike have expressed their desire to continue for another term of 3 years. Given that and the fact that Scott is our Treasurer and Mike is involved in both Grounds and Architectural Review, the Nominating Committee felt that it was appropriate to submit their names for reelection. No other Condo owners have expressed interest in serving on the RFHOA Board at this time. Nominations were closed, presented by Jim Flinchbaugh and seconded by Roger Calabretta. The nominees were approved and elected by a unanimous vote.

Grounds Committee-Bob Merino

Bob thanked his committee members. The mailing that was sent summarized the projects that were completed this year that included repairs to the walking trail, excavating the pond outfall remediation, replacements of the playset, repairing and sealing all stone walls, and updating all entrances. On the schedule for next year is reinstalling a pond aeration system, mulching the play area, repairing the shed with the use of RFHOA volunteers and repairing the fences. The major project on the agenda for 2021 is the tennis courts. The nets have been removed and Breneman will start repairs to have the courts ready for resurfacing next spring prior to tennis season. The courts will have both tennis and pickleball lines. There were questions regarding the pickleball nets, and it is determined that the nets are portable.

Social Committee- Kristin Bramble

Unfortunately, due to Covid, our social committee had more cancellations than events this year. It started with the cancellation of the Smith-Boyle/Moyer White Rose Cocktail party in February, followed by the spring neighborhood yard sale, the summer picnic, the chili house hop in November and finally the holiday party in December. We did manage to arrange the Rigatoni and Sweet Willow Creamery food trucks to come through the neighborhood periodically. We also were able to celebrate 25 seniors from Rosenmiller

Farms, Southwind and Wyndham graduating from York Suburban by cheering them on as they went through the neighborhood in their car parade. We held out first Rosenmiller Farms Pumpkin Carving Contest. We had 19 entries and about 30 votes. Congratulations to the Witmar's, Noble's and Mokarromma's for winning. The RFHOA holiday party is postponed till further notice and the deposit has rolled over. Kristin thanked her committee members.

Architectural Review- Suzanne Falci (Presented by Wayne Umland)

We had three submissions two in which were approved: 425 Chestnut plans to modify rear of home & property and 770 Rosewood plans to construct screened patio over existing patio. 1770 Starcross was denied approval of new construction plans as submitted. Plans were denied due to a legal issue as original covenants do not allow vinyl siding but three homes since the original covenants are vinyl. Board will investigate modifying our approved exterior finishes as building materials have changed over the years. Suzanne Falci gave her resignation notice tonight so we are looking for a new chair for the committee.

Website Committee- Kristin Bramble

In April, the board contracted Eco of York to redesign and administrator a new RFHOA Website. Wayne Umland and Kristin Bramble met numerous times virtually with Eco to design the website.

The new site will contain: a printable household directory, calendar with ability to RSVP, link to pay bills/fees to Sherman, ability to send emails with attachments, document retention of minutes, committee reports etc., social network- similar to Facebook but only visible to RFHOA members and the ability to upload photos.

Being no other business, the meeting adjourned at 7:43pm.

Submitted by,

Kristin Bramble, Secretary

	B	R	S	T	U
1	ROSENMILLER FARMS HOA		Approved 2021 Budget		Proposed 2022 Budget
2	INCOME				
3	Annual Dues		\$57,500.00	\$500/year	\$57,500.00
4	Interest				
5	Late Fees				
6	Member Reimbursements				
7		INCOME TOTAL	\$57,500.00		\$57,500.00
8	EXPENSES				
9					
10	CONTRACT SERVICES				
11	Grounds:				
12	Grounds Contract		\$27,550.00		\$27,550.00
13	Grounds Maintenance		\$2,000.00		\$5,000.00
14	Playground		\$490.00		\$490.00
15	Tennis Courts		\$1,200.00		\$1,200.00
16	Pond Area		\$5,500.00		\$1,500.00
17	Streetlights		\$1,000.00		\$1,000.00
18	Common Area Fence Maintenance		\$1,200.00		\$1,200.00
19		Total Expenses Contract Services	\$38,940.00		\$37,940.00
20					
21	Utilities:				
22	Electric		\$780.00		\$780.00
23	Water		\$390.00		\$390.00
24		Total Expenses Utilities	\$1,170.00		\$1,170.00
25					
26	Administration				
27	Management Fees		\$7,800.00		\$8,220.00
28	Income Tax		\$50.00		\$50.00
29	Insurance:				
30	Liability		\$1,650.00		\$1,650.00
31	Directors/Officers		\$1,835.00		\$1,835.00
32	Legal		\$500.00		\$250.00
33	Bank Charges		\$35.00		\$35.00
34	Website Development/Hosting		\$3,000.00		\$550.00
35	Supplies/Mailings		\$150.00		\$200.00
36	Miscellaneous		\$0.00		\$0.00
37		Total for Administration Expenses	\$15,020.00		\$12,790.00
38					
39	Social:				
40	Holiday Party		\$0.00		\$0.00
41	Picnic		\$600.00		\$600.00
42	Miscellaneous (Flowers/Etc)		\$1,000.00		\$1,000.00
43		Total for Social Expenses	\$1,600.00		\$1,600.00
44	Non Budgeted Expenses				
45	Contingency Expenses:				
46	Pond				
47	Water Service				
48	Capital Expenses		\$4,000.00		\$4,000.00
49		Total Contingency/Capital Expenses Non Budgeted	\$4,000.00		\$4,000.00
50					
51		TOTAL EXPENSES	\$60,730.00		\$57,500.00
52					
53		NET INCOME	(\$3,230.00)		\$0.00

Rosenmiller Farm Homeowners Association
Proxy & Election Ballot 2021

PLEASE COMPLETE AND RETURN THIS PROXY WHETHER YOU PLAN TO ATTEND OR NOT

We need your proxy in order to 1) attain a quorum to be able to conduct RFHOA business and 2) obtain maximum participation of members. If you will not be there, you may designate an individual to act on your behalf. If you do not designate, the RFHOA Secretary will be assigned as your proxy. There is only one vote per household. If you attend and wish to pull your proxy and vote differently at the meeting, you will have that opportunity at the meeting.

The Board recommends that you vote for the three Directors shown below and that you vote to approve the budget and the annual membership fee of \$500 (no increase).

Election of Board Members: We need to fill three board seats and they must be from the Homes. The three Condo representatives to the board are not up for reelection. Please vote for three.

Kristin Bramble (re-election)
 Andy Miller
 Seth Trone

The proposed budget was included in the Annual Meeting package and the membership fee remains unchanged at \$500.

Approve _____ Reject _____

I/we will not be able to attend the Annual Meeting. Therefore, I/we give my / our proxy to _____ to vote on my / our behalf regarding the election of new members to the Rosenmiller Farm Homeowners Association Board, the Annual Budget and Membership Fee and any other matters that may come before the Membership at its Annual Meeting on November 4, 2021.

Member's Name: (Please print) _____

Address: _____

Member's Signature

Date

**** PLEASE RETURN this proxy completed ASAP but no later than October 23rd to:**

Condo Owners: RFHOA, c/o Wayne Umland, 2060 Rosewood Lane York, PA 17403
Homeowners: RFHOA, c/o Kristin Bramble, 1940 Rosewood Lane York PA 17403

CALL or TEXT Wayne Umland at 717-487-4089 or Kristin Bramble at 203-942-6035 with any questions.

Board Candidate Summaries

Kristin Bramble

Kristin has been an active member of the Rosenmiller Farms community and York Suburban School District since moving from CT seven years ago. She is currently serving on the Rosenmiller Farm Board as secretary, chairing the social committee and co-chairing the website committee. Kristin was an active member on the CTC Board, chaired many of the events for Parent Student Organization, volunteered with Junior Achievement and served as Booster Representative for the High School Field Hockey team. Kristin has a bachelor's degree in Advertising and Marketing from Pace University and prior to staying home to raise her children Kristin had two separate careers as an Assistant District Manager for Waldenbooks and lastly a Contract Administrator for US Surgical. Kristin lives with her husband Kevin, two daughters, Emily (16) and Gracie (14). Her parents also reside with her during the summer months. She is extremely involved with both of her daughter's travel field hockey club teams and travels throughout the east coast with tournaments. In her spare time, she enjoys many activities such as home improvement projects, cooking, baking, decorating, sewing and various crafts.

Andy Miler

Andy Miller has lived at 425 Chestnut Lane with his wife, Tammy, and children Abigail and Jackson since 2007. Andy is a York County native growing up on a nearby farm and attending Dallastown Area High School. He later attended college at Cornell University in New York and law school at Duke University in North Carolina. Andy then worked for several years in Dallas, Texas and later Washington, DC before returning to York County in 2002, to practice law with his older brother. He works as an attorney with MPL Law Firm, LLP in York where his practice focuses on business, real estate and municipal law. Andy has served on several local non-profit boards and committees. He is also a past president of the York County Bar Association. Andy and his family stay very active in their spare time, enjoying as much golf, tennis, soccer, skiing and mountain biking as possible.

Seth Trone

I am a lifelong resident of South Central Pennsylvania and a graduate of Littlestown High School. My first career was in the golf industry as a Golf Professional at The Links of Gettysburg. During this time, my fiancé and I became interested in real estate investing and residential sales. This was a natural bridge to my current career as a Realtor with Berkshire Hathaway HomeServices Homesale Realty where I serve clients in both Pennsylvania and Maryland. We just recently moved to Chestnut Lane. My fiancé and I, along with our three dogs, are very happy to be a part of the Rosenmiller Farms community and I look forward to serving in the capacity as a board member.



ROSENMILLER FARM HOMEOWNERS ASSOCIATION BOARD UPDATE – SEPTEMBER 2021

Hello Neighbors!

Labor Day is already behind us! Where did the summer go? Just as we began to get comfortable that COVID-19 was getting behind us and things were moving back to normal and that “new normal” would let us get out and get social, the Delta variant began to surge. Hospitals are filling up once again, in spite of the vaccines, with a different group of patients. So, we stay vigilant and cautious as we go about our business. The Board continued to meet via Zoom as scheduled and we continue to monitor, repair and maintain our property.

I did want to write to you to keep you up-to-date on a few major activities.

1. Our new website was released along with a reservation system for the tennis and pickleball courts. Kristin Bramble did a great job working with our web developer and while it is a work in process, it is much more intuitive than the old one.
2. The Grounds were looking really spectacular in the late spring and early summer. The trail was in good shape, the shrubs and trees were looking good and then the storm hit! Trees down (and continuing to fall), fences broken, ruts all down the service road and the list goes on and on. We are still working on several issues and have scheduled more time with Elmwood Tree Service in the Fall to clean up the remaining trees. We are waiting for a final estimate on the cost of fence parts and then the fence repairs will be done.
3. The shed is scheduled to be repaired by a few of our neighbors later in October. Thanks to those who volunteered!
4. The old beach area and one of the trees down there is infested with ants and bees. We are getting an exterminator out to handle that.

5. Good news! Our pond water is in very good shape. It was tested by Penn State and, as a result, we don't see the need to rush into a new aeration system. The water flowing into and out of the pond is keeping it healthy for now.
6. Due to COVID, we are not going to have a picnic this year. It just doesn't seem like the right thing to do yet. Hopefully we can restart this at some point in the future or consider a different event. The formal wine & cheese parties have also not been scheduled. We'll pay attention to the gathering restrictions and recommendations before we restart those.
7. Andy Miller and I spent a great deal of time working with Farm & Natural Lands Trust and other County/Township agencies trying to come to grips with the Matt Shorb project he started in the easternmost pasture behind Chestnut and Carriage. A big thank you to Andy for the time he spent on our behalf. All of the neighbors to that property were, understandably, concerned and upset. At our final meeting at Andy's home the day of the big storm, it was evident that F&NLT did not feel that they could prohibit Mr. Shorb from undertaking this project. They did ask us what we could suggest to have it fit better and sit better with the neighbors. That resulted in a change in the formal plans to have it moved farther west and north (closer to his tree line) and that was the end result. We will need to monitor how it is used and make sure that its use doesn't infringe on those private properties that are adjacent to the meadow.

We continue to try and keep our Association financially healthy and looking its best. We are planning on having our Annual Meeting on November 4th at 7pm via Zoom again. More information will be sent out before that. And, at this time, we still have a reservation for our Holiday Party. We'll continue to evaluate that and will keep you posted on that as well.

Stay safe and healthy and please email me with any questions or concerns.

All the best,

A handwritten signature in cursive script that reads "Wayne".

Wayne Umland, RFHOA President

**ROSENMILLER FARM HOMEOWNERS' ASSOCIATION
TREASURER'S REPORT**

Effective September 30, 2021, the Rosenmiller Farm Homeowners' Association maintained cash balances in the general operating account of \$1050.24 and the money market account of \$52,407.16 for a total cash on hand of \$53,457.40. This represents the total available funds for payment of the expenses as budgeted for the remainder of the year 2021. All Association dues for the year have been collected. It is anticipated that funds required to pay expenses for the remainder of the year per the terms of the budget would be approximately \$11,000.00. If the Association maintains budgeted expenses, the year-end available balance for reserve will be approximately \$42,450.00. This amount will be reduced by any unexpected or non-budgeted expenses which would occur during the period of October 1, 2021 to December 31, 2021.

The proposed budget for 2022 provides for annual dues of \$500.00 per property or total receipts of \$57,500.00 and budgeted expenses of \$57,500.00, for a balanced budget in 2022. Changes proposed for the 2022 budget from the 2021 budget are as follows:

	<u>2021</u>	<u>2022</u>
Grounds Maintenance	2,000.00	5,000.00 (increase \$3,000.00)
Pond Area	5,500.00	1,500.00 (decrease \$4,000.00)
Management fees	7,800.00	8,220.00 (increase \$420.00)
Website	3,000.00	550.00 (decrease \$2,450.00)
Legal	500.00	250.00 (decrease \$250.00)

The storm damage expenses have not been finalized as of the date of this report. It is anticipated those expenses will be approximately \$3500.00 for fence repair and will reduce the remaining cash on hand accordingly.

Respectfully Submitted,

Scott L. Kelley, Treasurer

2021 RFHOA Grounds Report

Details to be covered at annual meeting.

Grounds Committee last met 9/8/2021 (Kevin Bramble, George Wolf, Cynthia Fix and Bob Merino)

Entrances, Cul-de-Sacs, Rec Area: Trump's fall maintenance scheduled

Trail:

- Fallen Trees clean up behind Shady Dell homes to be scheduled
- General ruts from storms and weed treatment to be scheduled
- Personal materials and yard waste need to be kept off trail area.

Growing pile of wood chips and large tree debris clean up in process

Storm damaged fencing repair planned. Waiting on parts.

Pond: PSU water testing positive.

Fallen tree clean up scheduled.

New tennis courts and play set in good shape.

Volunteer work on shed scheduled for cooler, fall weather.

Emergency Road - Seeking quotes to repair heavy ruts from storms.

Pond drainage outflow area looks good and draining well.

Social Committee Report
Kristin Bramble
Year Ending 2021

Due to Covid our social committee was very quiet this year. We did not have our annual holiday party closing out 2020 but we were able to transfer our room deposit from our holiday party to this year and will hold this event if CCD guidelines permit. Our Spring Picnic was canceled, and White Rose parties were not planned.

We are scheduled to have Pumpkin Decorating Contest on Sunday, October 24th and the Holiday Party on Saturday, December 4th. Please see the enclosed invitations.

We are hoping that 2022 will allow us to resume our social events. However, social events take time to plan and need volunteers to execute. The social committee meeting that was scheduled for September 26th was cancelled due to lack of attendees. Events requiring volunteers are in jeopardy.

The Social Committee is looking for members to help to come up with social activities and to be an active participant in executing the events. If you are interested, please contact kristinbramble@att.net or call/text 203-942-6035.

Website Committee
Kristin Bramble
2021 Annual Report

In January, our new website was launched. As expected with any new program we had a few bumps along the way that had to be smoothed out. The site is now working quite well.

The site contains:

- Printable directory
- Calendar with ability to RSVP
- Link to pay bills/fees to Sherman
- Ability to send Emails with attachments
- Document Retention of -minutes, committee reports etc.
- Uploading of photos
- Reservation system for the tennis/pickle ball courts

Only one member of the household was entered into the system. Please complete the contact information sheet located in this packet. This will ensure that you receive the communications from Sherman Property and the Boards of Rosenmiller Farms.

Contact Information

Please submit the contact forms to Kristin Bramble at 1940 Rosewood Lane. There is a black box behind the mailbox that can be used to drop off the forms. Should you have any questions, she can be reached via e-mail at kistinbramble@att.net or by texting 203-942-6035.

Address _____

Household
Name _____

Home phone: _____

SPOUSE 1

First Name (Spouse 1) _____

Cell Number _____

E-mail Address _____

Boards & Committees that Spouse 1 is interested in joining.

____ Executive Board ____ Grounds Committee

____ Architectural Committee ____ Social Committee

SPOUSE 2

First Name (Spouse 2) _____

Cell Number _____

E-mail Address _____

Boards & Committees that Spouse 2 is interested in joining.

____ Executive Board ____ Grounds Committee

____ Architectural Committee ____ Social Committee



Rosenmiller Farm

Pumpkin Decorating Contest

All ages and grandkids are welcome to enter the Rosenmiller Farms pumpkin decorating contest!

RSVP on our website Rosenmiller.com. by October 21st (You will receive your display #)

Contest Date Sunday, Oct 24th (Rain or Shine)

Drop off time 3:00-7:00pm

Voting 7:00-8:00pm

Location: The walking path on Grantley near the condo entrance.

Pick your favorite display and text the number (# to be determined)
Only one vote per person

Pumpkins should be picked up Monday, October 25th by 5:00pm or they will be discarded.

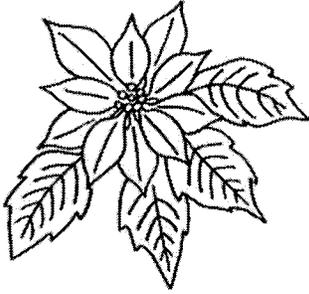
The pumpkin with the most votes in each category will win a prize!

- **Adult: Gift card to Box Hill**
- **12 and Under: Gift card to Sweet Frog**
- **13 to 21: Gift Card to Frank's Theater**

The winners will be announced on the website by October 25th.

Be creative: paint, carve, bedazzle, use real pumpkins, foam, wood. Add props and don't forget to illuminate your display. But, please no candles!

Any questions please contact Kristin Bramble at kristinbramble@att.net or text 203-942-6035



Rosenmiller Farms

Holiday Party

It's time to celebrate the holiday season with our RFHOA members!
This includes the Farm and the Woods. Please join us for a fun evening in the Mixed Grille at the Country Club of York. The menu will include hors d'oeuvres, soft drinks and dessert. A cash bar will be available in the room for your convenience!

Saturday, December 4, 2021

6:00pm – 10:00pm

Country Club of York

\$37.00 per person

RSVP to our website: Rosenmiller.com

by Friday, November 19th

Holiday Attire (no jeans, please)

Click here to pay for event: <https://go-sherman.com/portal-login/> or send check payable to RFHOA to Kristin Bramble at 1940 Rosewood Lane

Questions: kristinbramble@att.net or 203-942-6035

If you haven't been to RFHOA party in a while, we really hope you will join us.

Your Rosenmiller Family misses you!