

KNOW YOUR HOME OWNERS ASSOCIATION

This is a short article to explain in easy to understand language what the various Home Owner Associations at Harbor Ridge are all about.

Let us start by understanding that Harbor Ridge Golf Community is a PLANNED RESIDENTIAL DEVELOPMENT or PRD. The developer planned what the community should be like. Pennsylvania has laws covering PRDs.

In the beginning, the developer decided that various needs will be addressed by specific Home Owners Association. The plan was to have Town Homes, Patio Homes and Single-Family Homes. Town Homes and also Patio Homes would respectively share their costs to maintain their homes. Single Family would not and be maintained individually. The Developer also recognized common elements shared by all the residents at Harbor Ridge. The Pool, walking trail and Community Center and the entrances are all common elements.

Harbor Ridge Golf Community - HOA

All residents that own a unit (home) in Harbor Ridge are members of HRGC-HOA. Each unit has one vote. HRGC-HOA is empowered to enforce the restrictions that apply to HR. HRGC-HOA also is to maintain the common elements of Harbor Ridge.

Harbor Ridge Townhome Community -HOA

Residents that own a Townhome unit are members of HRTC-HOA. This resident is also a member of HRGC-HOA. Thus, you belong to two separate HOAs at Harbor Ridge. HRTC-HOA is responsible for maintaining the Townhome units. HRTC-HOA is also empowered to enforce restrictions that apply to the Townhome.

Harbor Ridge Patio Community - HOA

Residents that own a Patio Home are members of HRPC-HOA. This resident is also a member of HRGC-HOA. Thus, you belong to two separate HOAs at Harbor Ridge. HRPC-HOA is responsible for maintaining the Patio home units. HRPC-HOA is also empowered to enforce restrictions that apply to the Patio homes.

Single Family Homes

Residents that own a Single-Family Home at Harbor Ridge do not have a specific HOA like that Townhome or Patio homes. The unit owner is only a member of HRGC-HOA.

The Golf Course

The Golf Course is privately owned. It is a part of the PRD. The various Harbor Ridge Home Owner Associations do not control the Golf Course. It is in our neighborhood so it makes sense to be good neighbors.