



COMMUNITY NEWSLETTER

LAMP POST DECORATING CONTEST

It is time to celebrate the beauty of the season!

Join us for our Fall Lamp Post Decorating Contest and help make our neighborhood festive with your creativity!

Whether you choose pumpkins, colorful leaves, scarecrows, cornstalks, ribbons, or your own unique fall theme, we encourage everyone to participate.

Prizes will be awarded for the top decorations! Let's work together to fill our community with the colors and spirit of autumn. We cannot wait to see your creative displays!

Judging: First week of November 2026

Holiday decorating contest to be announced soon!

IMPORTANT INFO

Office Hours:

Monday – Friday

8am – 4pm

Clubhouse Hours:

Monday – Sunday

7am – 10pm

Office Closed:

November 25th - November 26th

December 24th - December 25th

January 1st

New Water Billing:

Starts with your October bill

(see page 2)

Lamp Post Judging:

First week of November



GOOD FRIENDS MAKE GOOD NEIGHBORS!

Know someone searching for a new home? Refer a friend or family member and earn a bonus when they move in. Ask the office for details!

YES ENERGY PARTNERSHIP FOR WATER & SEWER BILLING

Over the past year, we have been working closely with YES Energy Management to improve the information provided on your utility statements and the quality, accuracy, and reliability of the water and sewer billing services provided to our residents. Throughout this process, we have met regularly with the agency to address the format and the information included, and to implement improvements.

Beginning with your 2026 Third Quarter Water Billing in October, YES Energy Management will become the company responsible for preparing and mailing water bills to residents. This change is intended to provide enhanced billing support and a dedicated customer service resource for water billing inquiries.

Once YES Energy begins processing bills, all questions regarding your water bill, usage, account balances, billing calculations, or payment inquiries should be directed to YES Energy Management. Their customer service team is equipped to assist our residents with billing-related questions and concerns. Contact information for YES Energy Management will be provided on your new water/sewer bill.

WHAT'S NOT CHANGING

- ✓ Water meter readings will continue to be performed by Cloverleaf Communities staff, just as they are today.
- ✓ No change in the way water consumption is measured.
- ✓ Your water rate will continue to be billed at the applicable municipality rate, updated only when the municipal water authority changes it.
- ✓ This change is administrative only and will **NOT** add any fees to your bill.

STREET PARKING, GUEST PARKING & SPEED LIMIT

This is a friendly reminder that street parking is not permitted under the terms of your lease and community covenants. Brief stops of up to 15 minutes are permitted for loading, unloading, or other short-term needs.

Please ask all visitors to park in your driveway or in designated guest parking areas whenever possible. This includes healthcare providers, caregivers, contractors, and other service visitors.

Your cooperation helps keep our streets clear for emergency vehicles, community traffic, and the safety of all residents. Thank you for helping us maintain a safe and accessible neighborhood.



The speed limit throughout all our communities is **15 mph**.

TREE & HILLSIDE POLICY

Questions often arise regarding the maintenance of trees and hillsides within our communities. To help clarify responsibilities, please review the following.



Communal & Perimeter Trees

Cloverleaf Communities is responsible for maintaining trees located in communal areas and along the perimeter boundaries of our communities. If a tree is dead, diseased, or otherwise poses a safety concern in these areas, we will arrange for its removal.

Trees Behind Your Home

If you have a tree located behind your home that is overhanging your home or shed, please contact the community office. Our maintenance team will inspect the tree and determine whether corrective action is necessary based on its condition and potential risk.

Wooded Areas

As part of our commitment to preserving the natural landscape, Cloverleaf Communities will not remove trees located in wooded areas that do not pose a risk to homes, yards, sheds, or other surrounding property. Wooded hillsides provide important environmental benefits, including erosion control and stormwater management.

Hillsides

Hillsides will not be mowed or cleared, as doing so can increase the risk of soil erosion, stormwater runoff, and hillside instability. The existing vegetation on these slopes plays a vital role in stabilizing the soil, reducing erosion, and protecting the safety and integrity of the surrounding community. Preserving this natural vegetation is an important part of our long-term maintenance strategy.

HOLIDAY DECORATING CONTEST

To be announced soon — stay tuned!

contact

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Plum • Murrysville • Delmont • Carnegie