

# AARON VILLAGE

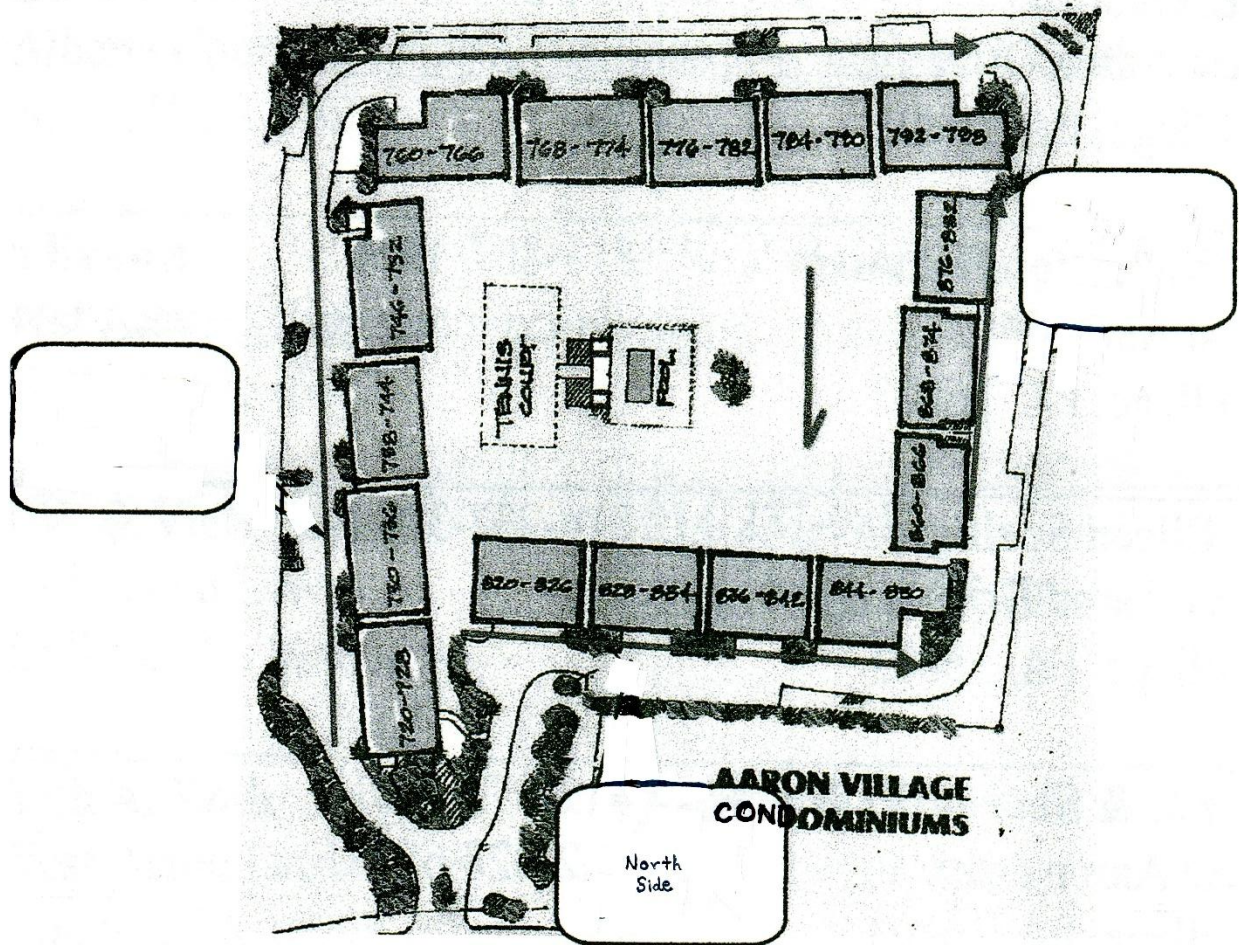
## Owner's Handbook



This document provides a brief summary of the history and development of Aaron Village and its Homeowners Association. You will also find tips on the upkeep of your unit and a chart detailing responsibility of the owner and that of the HOA.

December 2025

The scope of Aaron Village Complex as it stands today.



## **Aaron Village Homeowners Association**

### **Brief Historical Background and Where we are now.**

Aaron Village (AV) is a townhouse community of 65 units that includes a beautifully landscaped campus with a central courtyard, swimming pool and tennis court. Aaron Village residents enjoy direct passage to Tudek Park, with 30 acres of active recreation space and 61.5 acres of passive parkland. AV is close to a Centre Area Transportation Authority (CATA) bus stop, is one mile from Penn State University campus, and enjoys close proximity to grocery stores, shopping and restaurants.

The neighborhood was built over time between 1979 and 1988. There were six original styles and interior floor plans. Units 784-798 were built first with 798 serving as the model home. Units 860-874 were built in 1981, 820-850 were completed in 1982. Units 760-774 were built in 1984, replacing a community garden that early residents enjoyed. The pool and tennis court were added in the early 1980's. Units 738-752 and 776-782 were completed in 1986. Units 720-736 were completed in 1987 and the final homes, completing the neighborhood, units 876-882 were built in 1988. Approximately 50% of our homes have a basement and 50% are on slab. 55 units have a garage and 10 are garage less. There are approximately 75 parking spaces around the perimeter of our neighborhood.

The association maintains the exterior of all units.

- As siding is replaced, the older T111 is being replaced with a heartier SmartSide siding. Wooden trim is being replaced with a PVC product where applicable.
- The buildings and firewalls were painted during the 2011-2018 timeframe.
- Roofs are being updated from 3-tab shingles to new GAF Timberline architectural shingles. We are currently 74% complete, with the remainder planned over the next 5-8 years.

In addition to exterior maintenance your HOA fee includes:

- Basic Xfinity Cable and Basic High-Speed Internet
- Trash removal
- Snow removal & Plowing
- Grounds and Landscaping
  - Spring and fall clean-up
  - Mowing
  - Tree maintenance and Plantings
  - Gutter cleaning
- Exterior lighting
- Pool maintenance



**Attractive Courtyard**



**Pool, Tennis Court and Canopies of Trees**



## Interior Home Systems Maintenance Checklist, 2025

Aaron Village was built between 1979 and 1988, so our homes are between 37 and 46 years old. While the exterior of our units and their roofs have been well maintained by our HOA, they are aging. And, with age, internal home systems need review. This “toolkit” is intended for you to use as you consider the health of your home’s systems.

### Water

- **Main Water Valve:** The valve is usually near the water heater or under the kitchen sink.
  - We have had reports of main water valve failure in the neighborhood.
  - What to look for?
    - A damp floor below the valve.
    - Discoloration on the wall behind the valve.
    - Corrosion on the valve.
  - Presence of any of these means your main water valve may be nearing the end of its lifespan.
  - The board recommends you turn your main water valve off when you are away for an extended trip.
    - Steps for an extended trip.
      - Turn off the main water valve
      - Open up a faucet upstairs
      - Open up a faucet downstairs
      - Keep open until water stops running-this removes pressure in any water lines beyond your main water valve.
      - Upon return, turn on the main water valve. Wait 5 min. You will hear sputtering as your pipes refill.
- **Hot Water Heater:** Signs Your Water Heater Needs Maintenance
  - Visible Issues: Rusty water, visible corrosion on the tank or pipes, water leaks
  - Performance Problems: inconsistent water temperature, strange noises, reduced hot water supply
  - Presence of any of these conditions means it is time to have your hot water heater professionally inspected.
- **Washing machine hoses:** To help maintain your washing machine hoses, follow these simple tips:
  - Types of Washing Machine Hoses
    - There are many types of washing machine hoses, but the two most common ones people come across are rubber washing machine hoses and steel braided hoses. Depending on several factors you may need to replace either one or both of these hoses rather than just their connectors. Rubber washing machine hoses should be replaced every three to five years for optimal performance. Braided hoses should be replaced every 10 years.

- When washing machines aren't in use, turn off the water supply to them. Over time this will limit the amount of water pressure the hoses are subjected to.
- And on the topic of laundry: avoid a dryer fire!
  - Clean the lint filter
  - Clean the vent system at least once a year. Check for buildup in the vent, drum and back of the dryer.
  - Don't overload the dryer.
  - Don't run the dryer unattended.
- **Exterior water faucets:** Usually found in your patio and on the driveway side of your home. Our homes were not built with Frost-free faucets. There are two ways to guard against freeze.
  - Have frost-free faucets installed.
  - Use faucet covers to protect your pipes from bursting.

## Electric

- **Hard Wired Smoke and CO2 detectors**
  - According to the National Fire Protection Association (NFPA), you should replace hardwired fire and carbon monoxide detectors every 7-10 years. This applies to both smoke detectors and combination smoke/carbon monoxide detectors, and you should check the manufacture date on the device to determine when it needs replacing.
  - Don't forget to change the backup battery once a year.
- **Battery powered Smoke and CO2 detectors**
  - Replace the detector every 5 years.
  - Change the battery once a year.
- **Main Circuit Breaker.** Your main circuit breaker is in your circuit box and is larger than all the others. It is usually at the top of the box. The main breaker shuts off power to the entire house if the overall load demand grows too high or there is another serious problem in the electrical system. Usually, these problems involve momentary power surges but sometimes there may be system problems that need to be diagnosed. It is fairly rare for the main circuit breaker to "trip," because usually, it is individual circuit breakers that trip long before there is a need for the main breaker to shut off.
  - Main breakers are rarely switched and because of this and the switch's age, your home's main breaker could be frozen in the on position.
  - The board recommends that the next time you have an electrician at your home ask her/him to check your main circuit breaker. A frozen main circuit breaker could be dangerous to you and your neighbors in an emergency situation.
- **Power cords and extension cords.**
  - According to electrical safety guidelines, it is not safe to plug more than one extension cord into a two-plug socket; you should only use one extension cord per socket and never "daisy chain" extension cords by plugging one into another.

- **Overloading risk:** Plugging multiple extension cords into a single socket can significantly overload the circuit, potentially causing overheating and fire hazards.
- **Check appliance power draw:**  
Consider the power consumption of the devices you plan to plug in to ensure they don't exceed the socket's capacity.
- **Use a power strip instead:**  
If you need to power multiple devices from one outlet, use a dedicated power strip with surge protection instead of daisy-chaining extension cord.

## HVAC

An annual HVAC homeowner inspection involves a professional technician thoroughly checking your heating and cooling system for potential issues, including inspecting air filters, checking airflow, assessing equipment condition, verifying refrigerant levels, examining the condensate drain, and testing safety features, all to ensure optimal performance and identify potential problems early on before they become major repairs is recommended.

Key aspects of an annual HVAC inspection:

- **Airflow assessment:** Checking vents, grilles, and registers to ensure proper distribution throughout the home.
- **Filter inspection and replacement:** Checking the air filter for dirt buildup and replacing it as needed.
- **Thermostat testing:** Verifying the thermostat is functioning correctly and accurately maintaining desired temperatures.
- **Blower motor check:** Inspecting the blower motor for proper operation and wear.
- **Condenser and evaporator coil inspection:** Checking for cleanliness and potential damage to the condenser unit outdoors and the evaporator coil inside.
- **Drain pan check:** Examining the condensate drain pan for leaks or blockages.
- **Electrical component inspection:** Checking wiring and electrical connections for safety concerns.
- **Gas pressure evaluation (for gas furnaces):** Ensuring proper gas pressure to maintain efficient combustion.
- **Carbon monoxide detection:** Testing for carbon monoxide leaks, especially around the furnace.
- **Safety device checks:** Verifying the functionality of safety features like flame sensors and pressure switches.



## Fireplaces

An annual fireplace, pellet stove, or gas fireplace inspection checklist should include: cleaning the firebox and glass, checking the pilot light, inspecting the gas line and connections, testing safety features, verifying proper ventilation, examining the chimney for damage, and ensuring the carbon monoxide detector is functional; a professional inspection is recommended yearly to thoroughly assess the system.

Key points to check:

### **General Cleaning:**

- Clean the firebox interior, removing debris and soot.
- Clean the glass door with a specialized fireplace glass cleaner.
- Wipe down the exterior of the fireplace.

### **Gas System Inspection:**

- Check the pilot light for proper ignition and flame stability.
- Inspect the gas line for leaks, damage, and proper connections.
- Examine the gas logs or burner assembly for wear and tear.

### **Safety Features:**

- Test the safety controls, including the thermocouple and flame sensor.
- Check the operation of the emergency shut-off valve.

### **Ventilation Assessment:**

- Ensure the flue is clear and properly venting.
- Inspect the chimney for cracks, leaks, or blockages.

### **Carbon Monoxide Detection:**

- Verify the carbon monoxide detector is functioning properly and located near the fireplace.

### **Other Considerations:**

- Check for any signs of damage or corrosion on the fireplace body.
- Inspect the electrical connections if applicable.
- Consider a professional chimney sweep if necessary, especially for wood-burning fireplaces.

## Patios & Decks

Your patio is yours to enjoy and to maintain. The slab and/or flooring in your patio and deck area is your responsibility. Please keep your area neat and free from debris such as trash bags, dirt and other organic materials, and objects that collect water. Leaving these things on your patio attracts rodents and bugs (such as ticks). The walls and gate are the HOA's responsibility.



**Aaron Village Townhouse Association  
Maintenance Responsibility Matrix**

	Responsibility	
	Assoc.	Owner
<b>Air Conditioning Equipment:</b> Parts, Servicing, Maintenance Note: Removal from exterior siding is owners sole responsibility		X
<b>Appliances:</b> Including supply lines to and from appliances		X
<b>Asphalt Pavement:</b> Maintenance and repair	X	
<b>Attics: Below rafters:</b> Maintenance, repair and insulation		X
<b>Brick, Chimneys and Stucco:</b> External Maintenance	X	
<b>Chimney Functionality:</b> Cleaning of flues, flue liners and vents annually Owner must document cleaning/safety inspection)		X
<b>Building Structures/Firewalls:</b> Upkeep(owner should check annually)	X	
<b>Cable TV:</b> Basic set-up and channels (no upgrades)	X	
<b>Cable Basic and High Speed Internet X-Finity Contract</b>	X	
<b>Carbon Monoxide, Radon, Smoke Detectors:</b> In Units		X
<b>Caulking:</b> (Exterior - Association Interior Walls/Windows -Owner)	X	X
<b>Common Areas:</b> Maintenance and Improvements	X	
<b>Damage due to late or non reporting</b>		X
<b>Deck Structures:</b> Maintenance, repair and upkeep		X
<b>Door Frames:</b> Exterior structural trim surfaces and painting	X	
<b>Doors:</b> Front entry doors (upkeep and painting) Storm Doors upkeep and replacement		X X
<b>Doors and Frames:</b> Garage doors upkeep, maintenance and replacement Garage door frames painting	X	X
<b>Dryer &amp; Bathroom Vents and Ducts</b>		X

<b>Dryrot &amp; Pest Damage:</b> Exterior Surfaces	X	
<b>Exterior Building Surfaces:</b> Maintenance, repair, painting	X	
<b>Exterior Lighting Fixtures:</b> Common Area	X	
Unit		
Controlled		X
<b>Fences and Gates (Patios):</b> Maintain, repair/replace, paint	X	
<b>Fireplaces:</b> Maintain, clean and safety check flues/liners annually		X
<b>Fixtures:</b> Within unit - Including supply and drainage lines		X
<b>Foundations:</b> Building sides and appropriate gradation	X	
<b>Framing:</b> Buildings	X	
<b>Garage Doors (Overhead):</b> Maintenance, condition and replacement		X
<b>Garage Doors (Overhead and Entry):</b> Color and Painting	X	
<b>Gate &amp; Hardware:</b> Patio entries	X	
<b>Gazebo;</b> Maintenance and Painting	X	
<b>Glass Windows:</b> Glass, seals, frames and screens		X
<b>Gutters &amp; Downspouts</b>	X	
<b>Hand Railings (Exterior):</b> Maintenance, painting and upkeep	X	
<b>Heating equipment:</b> Servicing and maintenance		X
<b>Hot Water Tank:</b> Maintenance and supply lines		X
<b>HVAC Units:</b> Compressor, Condensor, Wires and Ducts		X
<b>Interiors Surfaces:</b> Doors, Frames, Walls, Baseboards etc.		X
<b>Landscaping:</b> All general, common areas	X	
(Owner will need Board approval to plant in common areas)		
<b>Lighting:</b> Exterior common area not unit specific	X	

<b>Mailbox and Kiosks:</b> Maintenance and Painting	X	
<b>Painting:</b> All exteriors walls, gates and fencing	X	
<b>Pavement &amp; Parking Surfaces:</b>	X	
<b>Patios:</b> Maintenance and Repairs to wooden and concrete surfaces		X
<b>Pest Eradication:</b> Exterior Common Spaces	X	
<b>Retaining Walls:</b> Firewalls and end walls of buildings	X	
<b>Retention Basin:</b> Mowing and drainage	X	
<b>Roofs:</b> Repairs and replacements	X	
<b>Sewer Lines:</b> Lines serving multiple units	X	
<b>Shrubbery/Ivy: Common Areas</b>	X	
<b>Patios and On Chimneys</b>		X
<b>Sidewalks &amp; Walkways:</b> Maintenance and Upkeep	X	
<b>Snow Removal:</b> Plowings and sidewalk shoveling	X	
Clearance will be to unit entries front & back		
<b>Siding:</b> SmartSide and other materials	X	
<b>Skylights:</b> Should be replaced with a new roof		X
<b>Smoke Detectors &amp; Alarms:</b> Generally in unit		X
<b>Storm Drains:</b> Cleaning and operation	X	
<b>Swimming Pool:</b> All upkeep and cleaning	X	
<b>Trees and Shrubs:</b> Pruning and general maintenance	X	
<b>Water Damage:</b> Interior, unless Association is negligent		X
<b>Windows:</b> Glass, seals, screens and frames		X
Painting of exterior frames and sills	X	
<b>(When replacing windows, Board must approve specs)</b>		

**Approved**

**Colors:**

Exterior walls, patio fences and gates: **Sandcastle, Sherwin Williams #3006**

Exterior trim and door/window frames: **SHAGBARK, Sherwin Williams #3001**

Entrance Doors (inc courtyard or breezeway):

**JADITE: Sherman Williams #6459**

**PLUMMY: Sherman Williams #6558**

**PILGRIMAGE FOLIAGE: Benjamin Moore #2175-20**

**RUST: Benjamin Moore #2175-30**

**SHAGBRAK: Sherman Williams #3001**

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