

June 23, 2025

Dear Getz's Woods Neighbors:

We write to update you on our efforts to enforce the Rules and Covenants that govern the neighborhood. The Board issued warning letters to multiple owners, and with one exception, all have been remedied.

Craig and Tracey Gullaksen, 1019 Chapel Forge Drive, have violated the Covenants for an extended period. They have maintained rubbish, debris and uninspected, unlicensed or inoperable vehicles on their property. The Board issued warning and violation letters to the Gullaksens, which were ignored.

The Board then filed an action with the Magisterial District Judge seeking fines and recovery of attorney fees. The District Judge found in favor of the HOA and awarded legal fees and costs in the amount of \$2,286.25 and fines in the amount of \$1,010.00. The HOA wrote the Gullaksens and offered to waive the fines of \$1,010.00 if they reimbursed the HOA for the \$2,286.25 legal fees and costs it incurred and also corrected the violations. The Gullaksens did not respond to the letter and instead appealed the District Judge's decision.

In response to the appeal, the HOA filed a complaint against the Gullaksens in the Court of Common Pleas. This action was necessary to continue to pursue enforcement of the Rules and Covenants and to obtain reimbursement of our legal costs and fines.

We encourage you to review our website for updates and other pertinent information concerning our community. Please feel free to reach out to any of the Board members with any questions.

Regards,

The Board of Directors

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