



August 2016  
NEWSLETTER

# Beaver Run Knoll

Newsletter August 2016

## News and Views about the Community

### BRKCA Contacts

Mary Lodge, Office Manager  
610-269-4623 (voicemail)  
[beaverrunknoll@verizon.net](mailto:beaverrunknoll@verizon.net) (email)

Emergencies: 911

#### Office Hours:

Mon and Fri- 8:30 am to 11:30am

Website: [www.brkca.org](http://www.brkca.org)

Send News, Announcements  
and Ads to:

[beaverrunknoll@verizon.net](mailto:beaverrunknoll@verizon.net)

### Board Meetings 7pm

Tuesday, Sept 20, 2016

Tuesday, October 18, 2016

Tuesday, Nov 15, 2016

Residents are invited to attend  
the board meetings!  
Meetings are held at the  
Beaver Run Knoll Community  
Association Clubhouse!



## Thank You!

Did you ever wonder how magically, every time it snows, BRK has a company that moves all that snow away from the road? OR in summer when the grass is growing, there are people that show up every week and cut it back so that homeowners can sit back and enjoy their maintenance free life?

**Much of our thanks should go to Susan Hlavacek and her work on the volunteer Board of Directors.**

Susan joined the Board as Communications Director in June 2004 and served for more than 12 years, working hard for the neighborhood. Her tenure as a Board Member is a record surpassed only by Laverne, our current Board President. Over the years Susan has held five different Board positions - they are Communications Director (twice), Vice President (for a year), Recreation, Nominating and finally..... Landscaping.

Susan has worked hard putting in many hours volunteering for the community. It can be a thankless job. Behind the scenes Susan has worked tirelessly to improve the community. Susan has been a true asset to Beaver Run Knoll and will be missed.

Effective in August 2016, Susan will be leaving the Board to pursue other volunteer opportunities. She has generously agreed to stay on as our resident website updater! Thank you Susan for everything!

Susan, we wish you the best in your future endeavors! See you 'round the neighborhood!

## Fall Reminders

- Architectural and Landscape standards are based on safety, aesthetic value, development maintenance and state and local laws.
- Plans must be submitted to the Design Review Committee (DRC) for decks, patios, gardens and architectural changes.
- Recreation equipment, to include but not limited to, wading pools, playhouses, bikes and the like, wagons or any other toys, grills and lawn furniture, must be removed from grass/lawn to deck/patio areas and not left out on the lawn overnight.
- Fall decorations must be removed in a timely fashion and not allowed to rot.
- All gardens must be reaped and cultivated after growing season is over or by November 1, whichever is first. Mums and fall/winter plants do not need to be removed by November 1<sup>st</sup>.
- Winter decorations may be installed the Saturday before Thanksgiving and removed by January 31<sup>st</sup>.

## **CHIPPING & YARD WASTE**

(Source: Caln Township Website)

### **YARD WASTE PROGRAM**

Caln Township is pleased to offer residents the popular Yard Waste Collection Program every other Friday from 5AM - 5PM. This service includes bagged leaves/grass and small branches which must be placed at the curb in biodegradable bags. We will no longer accept yard waste of any kind at our Municipal Drive drop-off location.

### **CHIPPING PROGRAM (NOT OFFERED UNTIL FALL)**

For larger branches the township offers our bi-annual Chipping Program in the spring and fall. This is reserved exclusively to residents for non-commercial cleanup and operates by appointment only. Service is strictly limited to one 15 minute session/household during the program. Appointments can be booked by calling 610-384-0600 x140.

### **CHIPPING GUIDELINES**

- Branches must be neatly stacked (no cross-stacking), no larger than 6" in diameter with cut ends facing the street. Crews won't go beyond the edge of the property and will not accept oversized piles.
- Stumps, vines, weeds, grass, and leaves will not be collected and are reserved for the Yard Waste Collection Program

Landscaping- Ross Landscaping  
610-701-0317

Snow Removal- Ross  
Landscaping

Lawn Cut Day: Tuesday

Trash Collection: Thursdays

Voting Location- Wedgewood  
Estates

School District- Coatesville

Important Contact Numbers:

Caln Township Administration  
610-384-0400

Caln Twp. Police  
610-383-1821

Police (after 4pm)  
610-383-7000

Public Works (includes trash  
collection)  
610-384-6000

Caln Township Administration  
253 Municipal Dr  
Thorndale, PA 19372  
Open 8am-4pm Monday-Friday

## Account Balances:

May 2016

Checking- \$60,045

Vanguard Reserve Fund- \$396,021

June 2016

Checking-\$59,785.59

Vanguard Reserve Fund- \$401,046.97

July 2016

Checking- \$49,581.00

Vanguard Reserve Fund-\$401,000

August 2016

Checking- \$49,436.52

Vanguard Reserve Fund- \$409,034.08

## Caln Community Day

Saturday September 10<sup>th</sup> 3pm until dark

GO Carlson Blvd b/t Municipal Dr and Thornridge Dr  
Fireworks, Beer Garden, Food, Petting Zoo, Pony  
rides, Moon Bounce, Zip Line, Music, Local Vendors,  
Photo Booth, Dunk Tank, Car Smash and More

## Notice:

Are you interested in extending the sidewalk on G.O. Carlson from Beaver Run Knoll to Lloyd Ave? Contact Mr. Jeffrey McClintock, Township Engineer. The Board of Directors will be making a formal request in writing. Mr. McClintock can be reached at 610-384-0600 x 4 or [engineer@calntownship.org](mailto:engineer@calntownship.org)

## *Beaver Run Knoll Board Members*

*Laverne Burton-  
President*

*Mike Thurston- Vice  
President*

*Anita Routzahn-  
Secretary*

*Landscaping-open*

*Steve Parsons-  
Capital  
Improvements*

*Cynthia Dallara-  
Communications*

*Pat Moore-  
Recreation*

*Architecture-Open*

*Treasurer- Open*

*Nominating  
Committee (2) -  
Open*

*Applications for  
serving on the board  
are available from  
Mary Lodge, office  
manager. Consider  
giving back to make  
your community a  
better place to live!  
It's a great way to  
get to know your  
neighbors!*

## Board Meeting Highlights

**May 2016-** Six board members and two homeowners attended meeting. Concerns from homeowners included the maintenance of the flower bed at the neighborhood entrance and the need for a stop sign or speed bump on Lancaster Court around the bend. Board members discussed motion sensor lighting in the pool area as well as camera being installed some point in the future if necessary. Date for spring yard sale was set. Board discussed solar panels, need for the board to add some guidelines if we would want to allow them in the neighborhood. Decided that more information is needed. Will invite a speaker from Solar City to present at next meeting.

**June 2016-** Six board members, four homeowners and two Caln Township Police Officers attended the meeting. Officers reported no concerns in this area of the township. Phone interviews were completed for the pending office manager position. Discussed possibilities of additional parking on Lancaster Court, will likely need to postpone any major capital projects by two to three years. Two sink holes were fixed. Suggestion to request Caln township to pave G.O. Carlson up to Lloyd Ave. Backboard for the tennis court was discussed, would cost about \$5000-\$6000, which in the past has been cost prohibitive.

**July 2016** –Six board members, six homeowners attended meeting. Caln Township Police Officer and representative from Solar City attended. Officer reported no issues in the neighborhood. Responded to the question about solicitors in the development that all solicitors must have a permit on their person, if they do not, then call the Caln Township Police. Solar City presented the options for low profile solar panels. Suggestion to require blue prints and DRC approval prior to allowing them to be placed. We will likely need to have panels on fronts and backs of homes. No vote taken on this issue. End of year pool party date set.



## Maintenance Tips to Prepare for Fall and Winter

~LaVerne Burton

Residents should take this time to do some seasonal preparations inside their home.

The end of Daylight Savings Time is near, a great time for residents to change smoke detector batteries, clean or change furnace filters, clean out dryer vents and get heating systems professionally checked and cleaned.

As a reminder, school is back in session. Drive slowly, especially around any bus stops or drop off points in the community.

Fall will be here before you know it, bringing a crispness and lightness to the air. Small wonder that it is many people's favorite time of year.

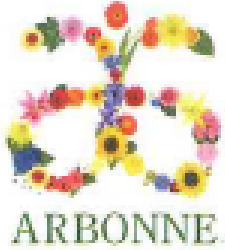
By taking care of these four key maintenance areas, your community will be ready for the fall and winter – and residents can enjoy the season's bounties without leaving home.

### **Board Positions Open: Would you consider volunteering?**

- Treasurer
- Architecture
- Landscaping
- Nominating



## Advertise Your Business! Its **Free** for Residents!



**Mary Clift**  
Independent Consultant  
Downingtown, PA 19335  
M 610-304-8140  
maryclift17@gmail.com  
www.arbonne.com  
Consultant ID: 21433514



**LaVerne Burton**  
INDEPENDENT VACATION SPECIALIST

3858 Pulaski Avenue  
Philadelphia, Pa 19140  
lburton@cruisesinc.com  
www.cruisesinc.com/lburton

Office 215-227-4708  
Toll Free 888-822-2599



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thorndalem@yourgoodwill.org  
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610-384-1524 fax



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610-269-2212

610-269-1422 (FAX)

M-F: 7AM-6PM

SAT: 8AM-1PM

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E-mail: Des@DesGambino.com  
Website: DesGambino.com

**MICHAEL MILLER**

OWNER

Tel: 610-427-9319

Email:  
KMDhomeimprovements@comcast.net  
Website:  
KMDhomeimprovements.com



Window Repair: Windows slide down, Windows won't go up? Painting Railings: Sand, prime and paint black

Call Mike (BRK resident) 610-269-9126