

Beaver Run Knoll

Newsletter February 2016



News and Views about the Community

BRKCA Contacts

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Emergencies: 911

Office Hours:

Mon, Wed, Fri- 8:30 am to 11:30am

Website: www.brkca.org

Send News, Announcements
and Ads to:

beaverrunknoll@verizon.net

Board Meetings 7pm

Tuesday, February 16, 2016

Tuesday, March 15, 2016

Tuesday, April 19, 2016

All residents are invited to
attend the board meetings!
All meetings are at the Beaver
Run Knoll Community
Association Clubhouse!

Volunteering

People volunteer for many different reasons, often wanting to help others in the process. The opportunity to help your own community is right here in Beaver Run Knoll.

Some of the reasons people volunteer are: to feel needed, to share a skill, to get to know a community, to gain leadership skills, to do your civic duty, to derive satisfaction from an accomplishment, to donate professional skills, because there is no one else to do it, to have an impact, to learn something new, to become an "insider" and to make new friends.

Do any of these apply to you? Come to the HOA meetings! They are the same time each month (3rd Tuesday at 7pm), in the same place (clubhouse).

Consider volunteering your time! Each board member is a VOLUNTEER, fitting BRK business into their busy life/family/paying job. There are 281 households in the neighborhood and 7 board members. Instead of criticizing, get involved! Do you know how to design websites, take photos, plan events, post signage? Or any other of a million things the board does? Get involved!

Recent Voting Results

Increase in Dues to \$70:

281 households (160 ballots sent via email, 121 ballots sent via US mail)
94 replies/votes
80 votes in favor
14 votes opposed

Budget Approval:

281 households (All ballots sent via US mail)
45 replies/votes
45 votes in favor
0 votes opposed

**All votes are counted and reviewed at
Board Meetings**

President's Notes

~Laverne Burton

Now that the snowstorm has passed, I'd like to pass along some issues that were posted our neighborhood site, "Nextdoor."

One issue was snow removal. After everything was said and done, our landscapers did a great job considering the amount of snow we had. I realize we want things done right away, but many times that is not the case like in this case. Thanks to the kindness of neighbors on each court for helping one another out.

Below is message from a concerned homeowner:

"Regarding the nextdoor website.....I may have come on a bit strong. I'm a marketing manager for a huge computer software company (but I am not very technical, go figure). Whether we want to accept it or not, at some point everything is going to be web-based. I was merely suggesting some options that could help move forward to the future. I'm a baby-boomer but the "kids", they are web-focused, it's all they know and we have to figure out a way to get folks to come to HOA meetings; one way or the other.

HOA fees Personally, I think they are too low. Wedgewood is more than \$80/month and BRK is 100% nicer than that complex. None of us are made of money but the fact is....MOST of the homeowners would pay more (I think) to not have to worry about anything -- shoveling walkways, sidewalks, parking spots, trimming trees having over sidewalks, etc. That is one of the big reasons folks by townhomes -- low maintenance -- and I think that has been forgotten.

HOA meetings - If you can make the effort to attend, it would take a lot of the "edge" of our Nextdoor complaints. It's also easier to communicate when you can put a face to a name.

Last thing.... When I moved here in 2008, my real estate agent told me BRK development sold approximately 12-15 units that year. Devon Ct. has sold 10-13 units in just 2 years. We are never, ever going to be in full agreement on anything, but I would like to find a way to move out of the way things have been done for the past 30 years and look to the future. Anyone with suggestions on how to do that should speak up."

This was discussed at the last board meeting. We will be changing the dates the newsletter will come out. I did reply to the communications question on nextdoor. Here is my reply via nextdoor:

"I have been sitting here trying to think of ways to best communicate with the community. Right now, we have, email and us mail for the newsletter. We have requested that those who have access to a computer and a valid email address to provide it. We still use the U.S. mail, our website, beaverrun.org... I have looked at several sites from different communities all over the country and our site is the same and provides the same information.

Next, are the board meetings. I have been here for over 27 years and only few occasions I can recall attendance of 10 homeowners out of the 281 homes. Then there is this site (Nextdoor) which I thought would be a great way for homeowners to communicate. The majority of the members have used it for what it was intended. By venting your issue on this site will not get you the answers you need. If you have any concerns, the best way to

communicate is definitely to attend a board meeting. If you can't attend then you will have to wait for the newsletter. Your board is made up of volunteers. If you would like to participate, we have openings. Our next meeting is on February 16th."





Community Reminders

Homeowners are responsible to remove snow from their own walks and parking spots.

Winter Reminders

- All Holiday Decorations should be removed by now.
- Trash bins must be stored behind the home, not on front porches or lawns.
- Poles or stakes mark the curbs for snow plows.
- Avoid parking around island or curbs during a snowstorm.
- Do not throw snow in the roadway once cleared.
- Do not block roadway when shoveling your vehicle out during or after a storm. A free lane must be maintained for emergency vehicles.
- Two inches or less of snow and we might not plow.
- Concerns about snow removal should be emailed or called into the BRK office.

Inspections

- Inspections of the outside of the home are completed twice per year (spring and fall).
- Objective is to achieve uniformity and cleanliness of the neighborhood.
- Board members and other trained volunteer homeowners complete inspections.



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:

January 2016

Checking- \$63,554.59

Vanguard Reserve Fund- \$376,758.11

December 2015-

Checking-\$45,562.55

Vanguard Reserve Fund- \$392,046.00

November 2015-

Checking- \$45,752

Vanguard Reserve Fund-\$380,548

October 2015-

Checking- \$44,143

Vanguard Reserve Fund- \$380,403.67

September 2015-

Checking- \$46,573.09

Vanguard Reserve Fund-\$384,552.77

Notice: Only Homeowners of record receive Newsletters, Ballots for Voting and Notifications. If you are not the Homeowner of record, you will not receive these items. With the exception of the annual budget vote, items will be emailed to those who have provided their email address. If you prefer to have items mailed via US mail, please notify the office. If you change your email address, don't forget to notify the office.

Beaver Run Knoll Board Members

Laverne Burton-
President

Mike Thurston- Vice
President

Anita Routzahn-
Secretary

Susan Hlavacek-
Landscaping

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!*

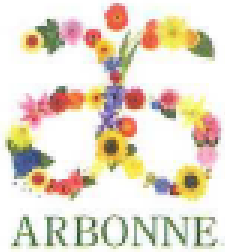
Board Meeting Highlights

January 2016- 7 of 7 board members in attendance, no guests present. Board approved Public Accountant, Lutz & Traverse, who does the financial audit, to complete the audit this year. It should be complete by July 31, 2016. New pool contract was provided for Recreation to review, will be finalized and reviewed at next board meeting. Newsletter was discussed by board, suggested to put all financial information in the newsletter, also put out a newsletter in April, July, November or December (instead of October), to coincide with the budget planning time. Discussed having a wine and cheese party again this year, was popular last year. Annual Meeting opened at 7:33pm, Of the 281 households notified, received 45 Ballots unanimous approval of the budget.

December 2015- 5 board members present, no guests attended. Each board member provided with a handout of Budget vs. Actual to review and discuss. \$31,302.55 over budget. A motion was approved to raise the dues to \$70 per month, based on *the results voted by the community*. Number of votes received: 94 received, In favor: 80 in favor, Opposed: 14 opposed. Final approval of budget for mailing to the community passed. There were no nominees to the board so no nomination ballots will be mailed for that. A year end mailing will be sent with cover letter, budget with voting ballot and coupon books for 2016 and each Homeowners Account statement.

November 2015- 4 Board members present and 2 guests. Discussion of the oil spill on Lancaster Ct, where a resident's oil leaked from the car profusely and was not cleaned properly. Overall, this cost the community approximately \$3000, which the homeowner will now need to reimburse. Other parking spaces were checked for oil spills as a result. There is an indentation on Carlyn Court at a parking space that was looked at by Ross and Downingtown Construction, will address the next time we pave. Information was provided to the guests re: rationale for increasing dues. Dues were decreased to \$60 about 2 years ago due to the economy. At that time we stopped putting money into the (Vanguard) Reserve Fund. The snowstorm 2 years ago ended up costing us \$110,000 and last year \$47,000. Our normal budget for snow is \$29,000. Money needed to be taken out of reserve for these. At that time, we had (approximately) \$500,000 in reserve. We also had 4 sinkhole repairs. With Dooley Pyne, our landscaping costs went up by 25%. So balances went from approximately \$500,000 to \$380,000 in reserve. Every 10 years, we pave which costs between \$100,000 to \$200,000. If we keep the dues where they are now, we won't have enough to contribute to the reserve. Without a homeowners vote, dues cannot be increased more than 5%. We are \$38,602.62 over budget this year.

Advertise Your Business! Its Free for Residents!



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Industries
KEYSTONE AREA

Ginger Haase
Store Manager

3231 Lincoln Hwy.
Thorndale, PA 19372

610-384-3296

thorndalem@yourgoodwill.org
www.yourgoodwill.org

610-384-1524 fax



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901 W. LANCASTER AVE, DOWNINGTOWN, PA 19335

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- BRAKES
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610-269-2212

610-269-1422 (FAX)

M-F: 7AM-6PM

SAT: 8AM-1PM

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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

