



# BEAVER RUN KNOLL HOMEOWNER'S ASSOCIATION OCTOBER 2012

NEWS AND INFORMATION ABOUT YOUR COMMUNITY  
AUGUST, SEPTEMBER & OCTOBER 2012

### BRKCA Contact Info

**Mary Lodge, Office Manager**

Voicemail: 610-269-4623  
Email: [beaverrunknoll@verizon.net](mailto:beaverrunknoll@verizon.net)  
Urgent Calls: 610-883-6849  
Emergencies: Dial 911

**The office is open Monday,  
Wednesday and Friday  
mornings from 8:30 am until  
11:30 am.**

**Web Address:**  
[www.brkca.org](http://www.brkca.org)

**Send News, Announcements  
and Ads to**  
[beaverrunknoll@verizon.net](mailto:beaverrunknoll@verizon.net)

### Important Dates

November 12th - DRC Meeting  
November 13th - Board Meeting

December 10th - DRC Meeting  
December 11th - Board Meeting

January 14th - DRC Meeting  
January 15th - Board Meeting

**ALL RESIDENTS ARE  
URGED TO ATTEND THE  
BOARD MEETINGS**

Outside Holiday Decorations  
can be displayed beginning  
the day after Thanksgiving  
and must be removed by  
January 31st.

### 2013 BUDGET MEETING

The 2013 budget for Beaver Run Knoll will be discussed at the November Board Meeting and approved by the Board members. After the November meeting, a copy of the budget will be provided to the community for review.

All homeowners are encouraged to attend the December Board Meeting to question or discuss figures on the Board Approved Budget.

Following the December meeting, each household will receive a mailing to include the Budget Ballot (for vote), year end statements and coupon books for 2013.

Voting for acceptance of the new budget, as well as voting for the reelection of board members whose terms are expiring, will take place at the January meeting when all ballots are opened and counted. It is extremely important that each household returns their completed ballots by the January 2013 Board Meeting.

### Notices Posted on Mailboxes

If you post flyers or notices on the mailboxes located in BRKCA about an upcoming event, please remove them promptly after the event. Please do not use duct tape to post the flyers. Any non-dated flyers should be removed after a few weeks because they become faded and torn. Remember to remove any tape that you have used to post the flyers. Thank you for your cooperation.

### LEASH YOUR DOG!

Did you know that it is a \$25 Beaver Run Knoll fine to let your dog outside of your residence without a leash? It is also a Caln Township regulation that all dogs must be leashed. Please help make a safe walking environment for everyone by keeping your dog on a leash.

If you have a neighbor or see someone who lets their dog outside without being leashed, please report the house number as well as the date and time of the incident to our Office Manager, Mary Lodge.

### SNOW - IT'S THAT TIME OF YEAR AGAIN!

Please remember that our contractor will be placing poles or stakes in each court to help them identify the edge of curbs, etc. and assist them in preventing property damage from their snow removal equipment. Do not remove these stakes and please ask your children not to play with them. They serve a very important function.

**BEAVER RUN KNOLL  
BOARD MEMBERS**

**President**

LaVerne Burton

**Vice President**

Michael Thurston

**Secretary**

Anita Routzahn

**Treasurer**

Open

**Capital Improvements**

Open

**Landscaping**

Susan Hlavacek

**Architecture**

Steve Parsons

**Communications**

Vivian Keesey

**Recreation**

Open

**Nominating**

Open

**Contractors**

Landscaping	Dooley Pyne
Snow Removal	Dooley Pyne
Trash Collection	Wednesdays
Voting Location	Wedgewood Estates
School District	Coatesville

**Important Contact Numbers**

Caln Twp Admin	610-384-0400
Caln Twp Police	610-383-1821
Police (after 4pm)	610-383-7000
Public Works (includes trash collection)	610-384-0600

**Caln Township Administration**

253 Municipal Drive  
Thorndale, PA 19372  
Open: 8 am - 4:30 pm  
Monday - Friday

**CONGRATULATIONS, LAVERNE BURTON!**

The Board would like to gratefully acknowledge the long term dedication of our Board President, Laverne Burton. She was voted in as a Board member in August 1997 and has served Beaver Run Knoll for an unprecedented 15 years! She has since participated in dozens of board meetings and devoted hundreds of hours of her time to addressing the needs of the community. Her dedication and innovative ideas have made her an integral part of the progressive decision making that has resulted in so many recent improvements.

Thank you Laverne - your contribution is much appreciated!

**Nextdoor Beaver Run Knoll**

Are you interested in a neighborhood communication web site for Beaver Run Knoll residents? The President of BRKCA, LaVerne Burton, has set up a website for BRK at [beaverrunknoll.nextdoor.com](http://beaverrunknoll.nextdoor.com). The site can be used by BRK residents only. In order to join the site, you must be invited by a neighbor that is already a member. If this is something that interests you, please let us know and an invitation will be issued to you.

Beaver Run Knoll Community Association does not control the site, nor is the Association responsible for posts made to the site. It is our hope that the site will be an additional source of information, provided by BRK neighbors, about and for the community. This site will not be monitored by the Board Members or by our Office Manager. Any questions regarding Association Rules, Regulations or dues should be addressed to BRKCA directly by contacting a Board Member or Mary Lodge, our Office Manager.

**Beaver Run Knoll would like to welcome the following new residents:**

**Chester Court:** Vincent Musto, James and Barbara Duncan, Jessica Falkner

**Carlyn Court:** Dr. Megan Lynott

**Devon Court:** Andrew Zalonis, Brandi Morales, Justin and Candace Gibson, Danielle LePage, Christopher Eagle

**Lancaster Court:** Robert and Margaret Stadel

A BIG "THANK YOU"! TO  
PAM FRAMBES FOR ALL  
OF HELP WITH THE POOL  
THIS PAST SUMMER!

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

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

### **AUGUST BOARD MEETING**

The August Board Meeting took place on 08/21/2012.

The minutes from the 07/17/12 Board Meeting were reviewed and approved as written. The Treasurer's report indicated that we are still within budget for 2012.

Pam Frambes presented a revised version of the pool rules and regulations to be included with the pool applications next year. The Board reviewed the rewrite and agreed it was formatted better than the previous version. The Board would like to thank Sue Frambes for her contribution and for overseeing the pool on a daily basis during the pools operation.

A sign for the new "Clubhouse" was discussed. The Board is in the process of addressing the sidewalks and walkways located on the common ground of the

community. They are in need of repair and it was decided that bids would be solicited.

It was agreed that additional mulch would be purchased to fill the playground areas.

Proposals were solicited for new Landscapers for the coming season.

The End of Summer BBQ celebration is planned and ready.

A motion was made to update the internet service from "Dial Up" to cable or Fios. Prices would be solicited from each provider.

The meeting was adjourned.

### **SEPTEMBER BOARD MEETING**

The September Board Meeting took place on 09/18/2012.

The minutes from the 08/21/12 Board Meeting were reviewed and approved as written. The Treasurer's report indicated that BRK was well within budget for 2012.

It was approved that Main Line Turf would install mulch in all 3 playgrounds.

Discussion held regarding the new Landscaper proposals that were submitted to the Board for review. It was decided that BRK would hire Dooley Pyne. This company has

excellent references, is priced within reasonable expectations and has responded positively to the Board's input regarding the type of service BRK would like to see. Their service will begin with the winter season of ice and snow removal.

The meeting was adjourned.

### **OCTOBER BOARD MEETING**

The October Board Meeting took place on 10/16/2012.

The minutes from the 09/18/12 Board Meeting were reviewed and approved as written. The Treasurer's report indicated that we were below budget.

A resident attending the board meeting complained about the the lack of adherence to the speed limits in the community and requested action by the Board. Suggestions included the addition of speed bumps.

Discussion was also held regarding resurfacing of the tennis courts and basketball courts in addition to replacement of the fence surrounding these areas. This is a project being considered for the spring 2013.

A draft of the 2013 BRKCA budget was presented to the Board and individual line items reviewed and discussed. A revised budget will be presented at the November 2012 board meeting.

The office for BRK and the clubhouse now have Verizon Fios service. The new email address for BRK will be [beaverrunknoll@verizon.net](mailto:beaverrunknoll@verizon.net). The phone number for the office is not changing.

The meeting was adjourned.

**THE BOARD OF BRKCA WISHES EVERYONE A SAFE AND JOYFUL HOLIDAY SEASON!**

**Beaver Run Knoll Community Association**  
**631 Lancaster Court**  
**Downingtown, PA 19335**

**Visit Us On The Web!**

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

**BEAVER RUN KNOLL REMINDERS:**

Curfew:

Please remember that the playgrounds close at dusk. Children should not be on the playground after the sun has set.

Attention Lancaster Court Bus Stop Parents & Children:

Lately, there has been a lot of litter at or around the Lancaster Court Bus Stop. We're asking parents to instruct their children to bring home all of their trash including candy wrappers, snack bags, tissues, etc. Please help keep this area clean. Thank you for your help and cooperation.

Clubhouse:

If you would like to reserve the clubhouse for your next event, you can do so by calling Mary Lodge during regular office hours. There is a link to the clubhouse lease agreement on the left column of the website, [www.brkca.org](http://www.brkca.org), which also includes the rules and fees involved.

**Brandon's Tree Service**

Phone: 484-288-8522

Web Site: [www.brandstreeservice.net](http://www.brandstreeservice.net)

**Prestige Pressure Cleaning**

Antonio Cracchiolo

Starting at \$50 per home!

Call: 610-732-7539

Email:

[prestigepcleaning@gmail.com](mailto:prestigepcleaning@gmail.com)



**Goodwill**  
INDUSTRIES

**Ginger Haase**  
Store Manager

3231 Lincoln Hwy.  
Thorndale, PA 19372

610-384-3296

thorndalem@yourgoodwill.org  
www.yourgoodwill.org

610-384-1524 fax