



# BEAVER RUN KNOLL

## HOMEOWNER'S ASSOCIATION

### JANUARY 2012

NEWS AND INFORMATION ABOUT YOUR COMMUNITY  
NOVEMBER & DECEMBER 2011  
JANUARY 2012

#### BRKCA Contact Info

**Mary Lodge, Office Manager**

Voicemail: 610-269-4623  
Email: [brkca@juno.com](mailto:brkca@juno.com)  
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**  
[brkca@juno.com](mailto:brkca@juno.com)

#### Important Dates

January 31st - All Outside  
Holiday Decorations Must Be  
Removed

February 20th - DRC Meeting  
February 21st - Board Meeting

March 19th - DRC Meeting  
March 20th - Board Meeting

April 16th - DRC Meeting  
April 17th - Board Meeting

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

#### BEAVER RUN KNOLL - HOME VALUES

STEVE LEE PARSONS

I really like life in BRK. However, I've owned a number of homes over the years, and this is the first one that I've lost money on, probably \$30-40,000 in appraised value, that is, based on what I thought my house should sell for by this point in time.

There's nothing wrong with BRK. We're just living through the worst economy since the 1930's. Low Real Estate sales, high foreclosure rates, homes abandoned or "under water" etc. I have a friend living nearby who thinks he's lost over \$100,000 in appraised home value! I'm convinced that we will recover starting later this year. On the positive side, your Board of Directors set out, in 2011, on the most ambitious Capital Improvement plan ever. We spent almost \$200,000 on long overdue improvement projects such as street light rewiring, 13,000 square yards of road resurfacing, new visitor parking spaces, etc., and we didn't have to borrow ten cents! Old BRK is looking pretty good, in my opinion, and we will continue in 2012 to improve our appearance and facilities. One of the hardest things we do twice each year is our Home Inspections. I've never lived anywhere else that has such tough rules and regulations designed to maintain the appearance and safety of our homes and the rules are actually enforced! It is not fun to

walk around and write up your neighbors over issues such as dirty siding and stucco, trash, bikes and toys left outside, broken windows, etc. A Townhouse Development is different than a Single Home Development in that just one bad looking house, in a line of 9 otherwise good appearing houses, can detract from the entire row's appearance and value (to any prospective home buyer). Our homes are well built and well landscaped; just compare our 18 or so acres of common ground to nearby developments. However, we're going on 30 years old and require more maintenance than before. One item that will be discussed in the near future is cracked or separated sidewalks and walkways. Caln Township has inspection regulations that require repair of any "tripping hazard" on concrete surfaces and we have many such areas that must be corrected. Our stucco, stonework and vinyl siding, which can become covered with dirt and mold, is probably the easiest to fix with power washing. Broken or missing shutters, flaking paint, etc., are also not difficult to correct.

So, let's all take a look at our homes over the winter months and set out to improve our appearance and subsequently, our value, this Spring. We've got nowhere to go but up!

**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

**2011 - A PRODUCTIVE YEAR  
AT BEAVER RUN KNOLL**

Beaver Run Knoll has seen many accomplishments for the year 2011. A few of the highlights are listed below:

- ☺ The area around the entranceway was re-landscaped and had lighting installed.
- ☺ New chairs and umbrellas were purchased for the pool area.
- ☺ Lancaster and Springfield Courts were paved and nine new parking spaces were installed by the Club House on Lancaster Court. A wheelchair Accessible ramp was also installed near the Club House.
- ☺ Street light wiring in Devon, Lancaster and Springfield Courts was replaced with updated wiring, which was installed in conduit to add protection for the wires.
- ☺ New partitions were installed in the pool house bathrooms. Also, the pool house plumbing was reconfigured to prevent the pipes from freezing in the winter.
- ☺ Twelve properties were sold in 2011. This is five less than in 2010. Two of the sales were due to foreclosures.
- ☺ For 2012, the Board is currently working on several community projects including refurbishing the community room and replacing the pool fence.

**Contractors**

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

**Theft of Snow Markers**

It has come to the Boards attention that the orange marker poles placed by Anastasi have been removed in several areas of the community. Carlyn Court seems to have been the primary theft area. These markers are the property of Anastasi and aide in marking the locations of curbs and other important items within the community to prevent property damage during the snow removal process. We request that the markers be replaced immediately. It would be unfortunate if the Board had to use a portion of the BRKCA dues to pay for property damage that could have been prevented.

**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

**CRUISES INC.** *Certified & Bonded*  
America's Premier Cruise Agency

**LaVerne Burton**  
Cruise Consultant

722 Springfield Court  
Downingtown, PA 19335  
Phone: (610) 873-8126

## **NOVEMBER BOARD MEETING**

The November Board Meeting took place on November 15, 2011.

The minutes from the October 18, 2011 Board Meeting were read and approved as written.

The 2012 Annual Budget received final approval from the Board.

It was discussed that the DRC (Design Review Committee) meeting, which took place the evening before, included the review of violations issued to several residents for damaged, cracked and/or raised concrete walkways that are not part of the common area. The affected residents signed a petition and reserved the right to challenge the authority of the BRKCA Board to issue the violations. Much discussion of this issue took place with give and take on

both sides. Those Board members present agreed to delay any corrective action of these walkways until the Spring of 2012, between March and June, weather permitting.

Some discussion took place regarding the number of residents who violate the Community rules for trash removal. Trash cannot be put on the curb for pick-up before 6pm on Tuesday evening. Trash is picked up on Wednesdays. All trash cans must be removed from the curb and placed behind the residence on Wednesday evening. The fine for violating this rule is \$50.

The meeting was adjourned.

## **DECEMBER BOARD MEETING**

The December Board Meeting took place on December 13, 2011.

The minutes from the November 15, 2011 Board Meeting were read and approved as written.

The Pool House has now been dubbed the Club House and discussion ensued for renovation of the room to make it more acceptable for resident use as an area for baby showers, bridal showers, card clubs, birthday parties, etc. Proposals were made to obtain bids on construction of a small kitchen area to include a sink, countertops and cabinets. The old tables could be replaced with round tables. A seating area could be created to include new chairs, end tables, lamps and sofas. New flooring would also be installed. It was agreed that specifications would

be outlined and the Board would submit the specifications to various contractors for bidding.

It was discussed that Caln Township has instituted a program to add sidewalks to local communities. A representative from the township would like to attend a future Board Meeting to present the township's idea. There would be no installation cost to BRK, but BRK would be responsible for the maintenance of the sidewalk after completion. The proposed location of the new sidewalk would begin at the end of the Edge's Mill sidewalk along G.O. Carlson Blvd. and continue for approximately 1500 feet, moving toward Devon Court. The Board decided this was an idea worth investigating.

The meeting was adjourned.

## **JANUARY BOARD MEETING**

The January Board Meeting took place on January 17, 2012.

The minutes from the December 13, 2011 Board Meeting were read and approved as written.

Greg Prowant, Caln Township Manager, attended the meeting to present the Township's idea for the extension of the sidewalk from Edge's Mill. The cost of the sidewalk would be covered by grant money the township received a few years ago. The construction is to be done by Township employees, who have been trained to install sidewalks. The Township pays for the construction materials. Mr. Prowant provided photos of the recently completed sidewalk along Barley Sheaf Road. Sidewalks would be five feet wide. The Board must let the Township know of their interest in the very near future as the Township has several communities they are reviewing for this improvement and BRK is not guaranteed the sidewalk installation at this stage of the process.

The Board agreed that the sidewalk installation would be a significant safety improvement for our community and would like to proceed with reviewing the Township proposal. A deadline for review was set at three weeks.

Budget vs. Actual for the year end, 2011, is in good standing. The Association finished the year in the black.

Numbering/labeling for the parking spaces in Springfield and Lancaster Courts is being scheduled.

Bids are being collected for the new pool fence and the renovation of the Club House.

It was briefly discussed if we should stay with Sparkling Pool as our pool company. They have provided good service in the past.

The meeting was adjourned.

**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:**

### **Speeding:**

We continue to receive reports from concerned residents regarding those who drive at excessive speeds in the community. Our speed limit is 15 miles per hour. Please abide by the speed limit.

### **Bus Stop Reminder:**

We also continue to receive reports of parents who park at the court entranceways while waiting for the school bus. This is in violation of posted signs and a safety hazard. Even parking there for four minutes doesn't make it "ok" or any less of a hazard for traffic entering or exiting these courts. Please respect the posted signs.

### **Contractors:**

If you have hired a contractor to work on your home or you are doing work yourself, please remember to keep the "common" sidewalks clear of supplies and equipment. It is not permissible to block these sidewalks.

### **E-mail Addresses:**

Please submit your email address to our Office Manager, Mary Lodge, at [brkca@juno.com](mailto:brkca@juno.com), if you wish to receive e-mail updates and important messages regarding our community.

### **Trash on BRK property:**

Please help to keep our community clean and presentable. Take a minute or two to pick up trash on your property, in your parking spaces and in our common areas.