



Beaver Run Knoll

Newsletter January 2014

News and Views about our Community

BRKCA Contacts

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

Urgent calls: 610-883-6849
Emergencies: 911

Office Hours: 8:30 am to 11:30 am
Monday, Wednesday, Friday

Website: www.brkca.org
Send News, Announcements
and Ads to: beaverrunknoll@verizon.net

February 17- DRC
February 18- Board Meeting

March 17- DRC
March 18- Board Meeting

April 14- DRC
April 15- Board Meeting

All residents are invited to attend the board meetings!

Beaver Run Knoll Community Association
Downingtown

Year in Review 2013

Cynthia Dallara

Beaver Run Knoll community was a busy place in 2013. Many capital improvements were accomplished by the Board Members on behalf of the Neighborhood. Many times at board meetings, while considering yet another project, weighing the cost versus the outcome, a board member would remind us: "Is this going to make Beaver Run Knoll a better place?" From landscaping to new sheds, each project really does improve our neighborhood. A special shout out to board member, Steve Parsons, Capital Improvements, who coordinated much of the work being done (while working a full time job)! Thank you Steve and to all the Board Members for the hard work you contributed in 2013!

2013 Projects

- Dozens of sidewalk pads were replaced in the community to repair large cracks and tripping hazards. Many homeowners were able to take advantage of the reduced rate to have their walkway repaired as well.
- The tennis court was repaired and resurfaced.

A new fence was installed. Net posts were refinished and repaired.

- Three asphalt walkways in the community were repaired and repaved.
- Upgrades continue with the street lighting system in the community with new, energy efficient bulbs as the old ones burn out.
- A new shed was installed in the pool area.

General Community Maintenance:

- Significant improvement to the grass quality, additional landscaping at the front sign and ongoing tree maintenance throughout the community.
- Painting of the garage door, side door and trim on the pool house (at no charge to the Association).
- Painting of the elevated sewer stand along Lancaster Court.
- Repair and improvement of the handicap accessible ramp in Chester Court.

Words of Wisdom and Inspiration... “We must develop and maintain the capacity to forgive. He who is devoid of the power to forgive is devoid of the power to love. There is some good in the worst of us and some evil in the best of us. When we discover this, we are less prone to hate our enemies.” ----Martin Luther King

HELP WANTED:

Do you own or work for a cleaning company? The Association is accepting proposals for the 2014 cleaning contract for the Clubhouse and bathrooms. Interested applicants can contact the office to discuss the requirements.

Have you Joined Next Door Neighbor Beaver Run Knoll?

Watch for a post card in the mail and join. You'll be privy to the most update information from your neighbors. It's also a great place to get information about handymen, contractors, plumbers if you need some help with your home!

2014 Budget and Board Members

The **2014 Budget** was approved at the January 2014 meeting. 44 **Yes** Ballots were returned to the BRK office. 0 **NO** ballots were returned. The ballots were counted at the Annual Meeting by two board members. A response of at least 42 votes is required to pass the budget.

Budget passed!

Additionally, at the Annual Meeting, three board positions were approved. The positions approved are: Anita Routzahn – Secretary, Sharon Hegney – Architecture, Cynthia Dallara – Communications.

A Warm Welcome to our Newest Community Members

No new neighbors this quarter



Community Clubhouse

The community clubhouse is newly renovated and ready for use! Reserve the clubhouse for your spring or summer party or event! Perfect for baby showers, birthday parties even book clubs! For more information call Mary in the office or see the lease agreement on the Beaver Run Knoll website. Residents interested in renting the clubhouse are required to meet with Mary Lodge, during business hours. All paperwork must be filled out, signed and deposits given prior to scheduling your event.

Plans for 2014

Construction started in 2013 on a new BRK sidewalk along GO Carlson between Devon Court and Lancaster Court. This sidewalk project is designed to make walking this route safer for kids, dog walkers and exercisers! The sidewalk will continue behind the blue Beaver Run Knoll sign at the entrance to Lancaster Court. It will then cross over Lancaster Court and connect to the existing sidewalk.

A Second Project under consideration from the board is an option to address the grass around the pool area which seems to turn to mud during the summer months.



If you missed it on Next-door Beaver Run Knoll, here are some happenings in Downingtown, Caln Township Coatesville and our little piece of Paradise:

- The Acme in Exton has lost its lease and is going out of business
- Many JC Penny stores are being closed following a sluggish holiday performance, including the one at Exton Mall.
- There have been a number of recent fires from space heaters! Always be extremely cautious when using any type of auxiliary heat in your home.
- Downingtown Borough disbanded its historical and parks commission.
- A neighborhood book club is being established.
- Some neighbors have found an enterprising resident to shovel their parking spot.
- Some neighbors are looking for a walking buddy.

Contractors:

Landscaping- Dooley-Pyne
Snow Removal- Dooley-
Pyne

Trash Collection:
Thursdays

Voting Location-
Wedgewood Estates
School District- Coatesville

Important Contact
Numbers:

Caln Township
Administration 610-384-
0400

CalnTwp Police- 610-383-
1821

Police (after 4pm) 610-383-
7000

Public Works (includes
trash collection) 610-384-
600

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

Restaurant Review: Molly Maguire's Irish Pub and Restaurant

Months and months of waiting for the opening! A hip, fun new restaurant in a wonderfully repurposed space! I found myself searching my memory for the layout of the old Minquis Fire House. Yup, I remember this was once the garage!

When entering Molly's one's head spins a little with the options. Bar, dining room, upstairs! I hardly had enough time to take it all in.

At this visit my honey and I tried a delicious Irish delicacy- Vegetarian Boxy. A boxty is like a large potato pancake wrapped around a filling, similar to a crepe. A variety of boxty were available. The veggies were cooked and slightly crisp, creating a nice contrast to the soft and salty potato pancake. My dining companion chose the tilapia BLT with a side of sweet potato fries. He described it as ho hum.

Our waitress was pleasant enough. The tables were a little cramped together so tightly that when a couple sat at the next table, we had to get up, rearrange our table and chairs to make room for them.

Some of the other items on the menu seemed a bit pricey for Downingtown. My dining companion and I agreed that we would rather head somewhere else for a fancier meal than sandwiches. However, we did note the extensive beer list available at this new Irish Pub!

Bottom line: try it out, but there is no hurry, it will only get better in time as the restaurant finds its stride.

Molly Maguire's
202 E. Lancaster Ave
Downingtown
www.mollymaguiresdowningtwn.com
610-873-1099

3 choppers out of five



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

Jillian Sharkey-
Recreation

Sharon Hegney-
Architecture

Treasurer- Open

Nominating Committee (2)
- Open

Applications for joining the board or serving on the nominating committee are available from Mary Lodge, office manager. Consider giving back to make your community a better place to live!

Board Meeting Highlights

October 15, 2013-Board members and several residents gathered at 7 pm. Dooley Pyne was present to discuss details of lawn cutting, specifically use of weed trimmers, speed of mowers and the change in crew. Two representatives from Dooley Pyne were present to address concerns from residents and board members. Final seal coat and color for the resurfaced tennis court is scheduled for April (spring!). Discussion of new walkway project along GO Carlson to enhance the walkability of our community.

November 19, 2013- Board members and several residents gathered at 7pm. A discussion about adding a yard category to the Design and Review Committee regulations. Suggestion to add "Keep yard free of trash, clutter and debris, keep porch furniture in good repair." Officer Sipple from Caln Township was present; he advised that a van was noticed following a UPS truck, neighbors should be alert for this type of crime during the holiday season.

December 17, 2013- Board members and one resident gathered at 7pm. The budget for 2014 was approved by the board, mailings to go out to the community the following week. One generous board member baked cookies for the whole group to enjoy.



Community Reminders

Holiday Decorations- Outdoor holiday decorations and lighting can be put out the Saturday before Thanksgiving or after and must be removed by January 31.

Trash Pickup day- Trash pickup day is now **Thursdays**. Remember to put your trash out on **Wednesday night** and return then behind your home on **Thursday**. Computers, TVs and other electronics cannot be put out with other trash; they must go to a recycling center such as Best Buy or Staples.

Pets- No matter how small or harmless you think your pet is, please **keep your pet on a leash!** Other residents may be afraid of dogs. Other dogs might not be as friendly. Even worse, your dog could be injured or killed by running in the road. As many as 1.2 million dogs are killed on American roads each year.

Snow Reminders- You are responsible for picking up after your pet, even in the cold and snow. During a snow event, avoid parking along curbing or center islands. Cars not parked in a parking spot interfere with street cleanup and may be plowed in. Front walks and numbered parking spaces are a homeowner's responsibility. Do not throw snow into the roadway once the plow has cleared your court, it creates a hazard for everyone.

Trash in the Parking Lot- Please do not empty your car's trash into the parking lot! This has been a particularly troublesome problem in visitor's parking lot next to the Carlyn Court Playground. Keep our community beautiful!



Advertise your business! Its FREE for Residents!



LaVerne Burton

INDEPENDENT VACATION SPECIALIST

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

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



Goodwill

Industries
KEYSTONE AREA

Ginger Haase
Store Manager

3231 Lincoln Hwy.
Thorndale, PA 19372

thorndalem@yourgoodwill.org
www.yourgoodwill.org

610-384-3296

610-384-1524 fax



DOWNINGTOWN AUTOMOTIVE

901 W. LANCASTER AVE, DOWNINGTOWN, PA 19335

- OIL CHANGES
- STATE INSPECTIONS
- BRAKES
- ELECTRICAL
- TIRES
- FILTERS

610-269-2212
610-269-1422 (FAX)

M-F: 7AM-6PM
SAT: 8AM-1PM

Just One Unknown

One song can spark a moment,
one flower can wake the dream
one tree can start a forest,
one bird can herald spring.

One smile begins a friendship,
one handclasp lifts a soul.
One star can guide a ship at sea;
one word can frame the goal

One vote can change a nation,
one sunbeam lights a room
one candle wipes out darkness,
one laugh will conquer gloom.

One step must start each journey.
One word must start each prayer.
One hope will raise our spirits;
one touch can show you care.

One voice can speak with wisdom;
one heart can know what's true,

One life can make a difference,
you see, it's up to you!

Company Name
Number Street Address
City, State Postal Code
Country

ADDRESS CORRECTION REQUESTED

BULK RATE
US POSTAGE
PAID
CITY, STATE
PERMIT NO. 000

Subscriber Name
Number Street Address
City, State Postal Code
Country

