



BEAVER RUN KNOLL

HOMEOWNER'S ASSOCIATION

APRIL 2012

NEWS AND INFORMATION ABOUT YOUR COMMUNITY
FEBRUARY, MARCH &
APRIL 2012

BRKCA Contact Info

Mary Lodge, Office Manager

Voice: 610-269-4623
Email: 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

Send News, Announcements and Ads to
brkca@juno.com

Important Dates

May 14th - DRC Meeting
May 15th - Board Meeting

June 18th - DRC Meeting
June 19th - Board Meeting

July 16th - DRC Meeting
July 17th - Board Meeting

ALL RESIDENTS ARE URGED TO ATTEND THE BOARD MEETINGS

SPRING YARD SALE
JUNE 9TH

FALL YARD SALE
SEPTEMBER 15TH

POOL OPENING MAY 26TH!

The pool will be opening May 26th! If you have not already received your 2012 Pool Registration form, the form can be found on the BRKCA website. Please allow at least 7 days for your application to be processed and pool passes to be issued. To have pool access by May 26th, your application and applicable fees must be submitted no later than May 18th. Pool use is for Beaver Run Knoll Assoc. Members and Guests ONLY. Guest passes must be purchased in the office during normal office hours or you may call the office to make other arrangements if needed.

- ◆ Pool passes will not be processed while you wait at the office.
- ◆ Pool passes will not be issued to any homeowner who has an outstanding dues balance or unpaid fine.
- ◆ Pool fees cannot be submitted on the same check as dues payments.
- ◆ Pool Hours: 11:30 am - 8:00 pm
- ◆ Pool Dates: May 26, 27 & 28; June 2, 3; June 9 - September 3.

Children under the age of 14 must be accompanied by a parent or adult (age 18 or older) at all times.

Babies must wear 'swimmies' (waterproof swimming diapers) in the Baby Pool. Children who are NOT potty trained are NOT permitted in the big pool.

Children under the age of 7 must be accompanied by an adult when using the rest room.

A FEW BASIC POOL RULES:

- No Alcoholic Beverages in the pool area.
- No Glass Containers in the pool area
- No Loud Music
- No Running or Rough Play
- No Bikes within the pool gate

The rules and regulations above are not a complete listing. Please review the complete listing included with your Pool Registration form.

With everyone's cooperation, it should be an exciting and enjoyable summer at the pool.

SPRING HOME INSPECTIONS

Spring home inspections are currently underway. The winter months are over and it is time to spruce up our community. Please complete any requested repairs within the 30 day timeframe allotted. Protect your investment and keep our community looking great!

If you have any questions regarding the repair (s) or the approved colors for your unit, do not hesitate to contact the office for clarification. In general, homes with blue siding have burgundy (dark red) shutters, doors and storm doors. Homes with tan/yellow siding may have dark brown shutters, doors and storm doors or white shutters, doors and storm doors. Porch poles must match the door color. White doors are an alternative to dark brown or burgundy doors. NO OTHER COLORS ARE PERMITTED.

**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	Anastasi Landscaping
Snow Removal	Anastasi Landscaping
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

LETTER OF APPRECIATION FOOD DRIVE

Thank you to all the residents of Beaver Run Knoll who contributed to our Food Drive in March. Cadette Girl Scout Troop 41061 collected 412 canned/boxed goods to donate to the Chester County Food Bank. In total, the Greater Coatesville Service collected over 3,000 canned/boxed goods - we filled the truck! It weighed 5,000 pounds. Thanks to your generosity, many Chester County residents will benefit with a hot meal.

Thank you again.

Marilyn McHenry
Leader, Girl Scout Troop 41061

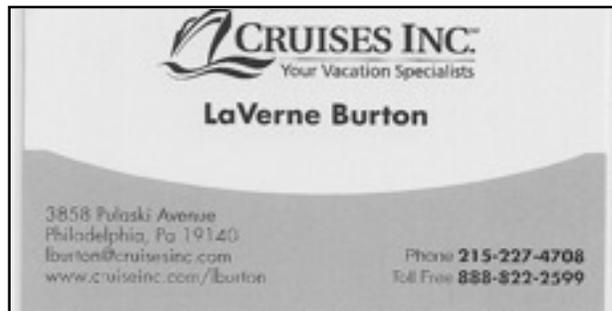
Gumballs – They are Everywhere

You've seen them. You've slipped on them in the parking area and on sidewalks. They are almost everywhere in BRK. They are gumballs from Sweet Gum Streets that they developer put in our community when they built the houses.

Each year BRK does a fall and spring clean up for leaves and gumballs. Unfortunately, the Gum trees don't drop their leaves and balls until after the fall cleanup. After awhile these balls become a real hazard. BRK usually does a mid winter cleanup of heavily coated areas of gumballs, especially where the parking areas are covered.

What you may not realize is that leaving the gum balls accumulate and lay on your lawn is actually killing your grass. The gum ball presses down into your grass and kills the grass under it. In the spring, when lawn cutting starts, the mowers press the balls into your lawn, again, killing the grass. If the tree was planted near a front walk, sometimes the roots actually lift the sidewalk up causing it to be uneven and/or crack.

To maintain the health of your lawn, not to mention your own health if the balls are all over your parking spaces, please rake or pick the gumballs up and dispose of them. If you decide to remove your gumball tree, please submit a request to the DRC. We encourage anyone who is removing a tree to plant something in its place. There are lots of tree varieties available that will grow to provide shade but not drop balls.



FEBRUARY BOARD MEETING

The February Board Meeting took place on 02/21/12.

The minutes from the January 17, 2012 Board Meeting were reviewed and approved as written.

An Egg Hunt was scheduled for March 31st at 10:30 am. Flyers were created and posted on the mailboxes in each court.

Discussion was held regarding the amount of overdue Association Fees. It was decided that the unpaid balances due would be submitted to a third party collector if the homeowners failed to remit payment or agree to payment terms. An "Intent to Submit to Direct Collection" letter will be issued to the effective homeowners before referring them to collection.

In preparation for soliciting bids for the replacement of the fence around the pool, various styles were reviewed. It was decided that the new pool fence would be black, low-maintenance aluminum with a powder coated finish. The fence is to be 6 feet tall and include a large gate. Four contractors were selected for the bidding.

The board further defined the specifications of the remodel for the Community Room, soon to be known as the Club House. A request to bid on the job is to be submitted to several contractors.

The Board discussed the work completed by the new landscaper, Anastasi. Overall, the board is very pleased with the work that Anastasi has done. Clean-up of the dropped gum balls from the gum ball trees is scheduled. Ron Dill from Anastasi is scheduled to attend the March Board Meeting.

The meeting was adjourned.

MARCH BOARD MEETING

The March Board Meeting took place on 03/20/12.

The minutes from the February 21, 2012 Board Meeting were reviewed and approved as written.

Per Ron Dill from Anastasi, the winter was mild and snow removal costs were kept to a minimum. He tested the PH of the ground in BRK and indicated that the PH was very good. Plans were made to fertilize this spring and apply weed killer. Signs will be posted in the community before weed killer and fertilizer are applied. Some damaged areas will be re-seeded and holes will be filled. The first mowing is scheduled for April 5th.

The Board received a letter from Mr. McKlintoc, Caln Township Engineer. Traffic boxes that were installed on 02/07/12 to monitor the number of vehicles and their speed on G.O. Carlson Blvd. were tampered with and the data was not useable. Boxes were

reinstalled the following week and only one box recorded useable data. Per the data obtained, there is an average of 2,222 vehicle trips per day on G.O. Carlson Blvd. The average speed ranged between 28-37 mph. The posted speed limit for G.O. Carlson Blvd. is 35 mph. State law requires 10 mph over the posted limit before enforcement can occur. Therefore, the conclusion was that there is no enforceable speeding issue on G.O. Carlson Blvd.

A contractor, Krupansky Fence Co. in East Fallowfield was selected to construct the new pool fence.

Parking spaces in Lancaster CT and Springfield CT are to be renumbered in May if scheduling allows.

It was determined that fees for the pool do not need to be increased for 2012.

Spring home inspections will occur in April and May.

The meeting was adjourned.

APRIL BOARD MEETING

The April Board Meeting took place on 04/17/12.

The minutes from the March 20, 2012 Board Meeting were reviewed and approved as written.

Officer Sambuco (Caln Twp. Police Dept.) addressed the reported problem of children who are riding scooters down the sidewalks and in the streets. The children are difficult to see in the evening and present a safety concern. He suggested contacting the parents of the children and noting the concern in our newsletter. He had no other major issues to report in Caln Township.

A bulletin board is to be purchased and installed outside of the BRKCA office to provide an additional location for residents to obtain information on upcoming events or important issues. A contractor, Bruce Harlan, was selected to do the renovation of the Community Room. It was stipulated that the contract contain

a completion date of 05/25/12 so that the room would be completed by the pool opening.

Yard sale dates were set for 06/09/12 and 09/15/12. Virginia Haase will provide a Good Will truck for residents to donate unsold yard sale items. Flyers will be posted on the mailboxes in each court to advertise the yard sales.

The Chester Court street-light re-wiring project is scheduled to begin 04/02/12. Kevin Davy is the contractor for this project.

Contract for pool service with Sparkling Pool Services was approved and signed.

The Treasurer's report indicated that the Association is on budget to date.

The meeting was adjourned.

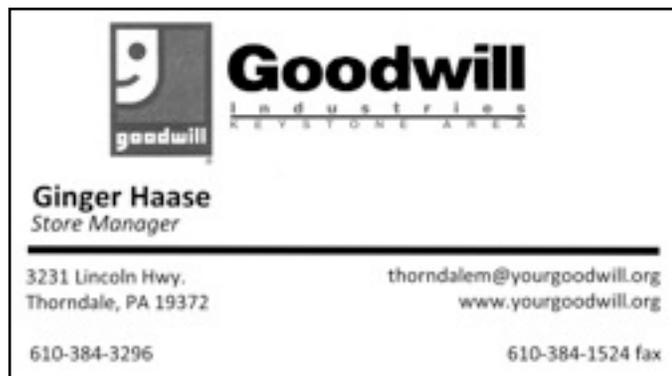
**BEAVER RUN KNOLL
COMMUNITY ASSOCIATION**

SPRING YARD SALE

Saturday, June 09, 2012
8 am until 12 pm

Good Will of Thorndale will have a truck available at the BRKCA Pool House from 11 am - 1pm to accept donations of unsold items.

Please call 610-269-4623 or email: brkca@juno.com if you have any questions.



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 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.

TAKEN FROM NEXTDOOR BEAVER RUN KNOLL

Colleen Korkie wrote:

"Here's some information to help the neighborhood. Out front of our homes are the water line shutoff pipes. In front of my home and while walking around the neighbor I noticed that that many of these covers (plates that say Water) are missing or broken. I called Pennsylvania American Water on Friday afternoon. In less than one hour I got a phone call back asking the problem. The guy told me someone would be out today and that over the summer they are coming to replace some too. When I got home that evening the cover was fixed. If you have a problem like this please call. It was a two minute phone call but I would hate to see any of our children in the neighbor get hurt by these pipes being exposed. Here is the phone number I used 1 800 565 7292"

Colleen,

Thank you for taking the time to investigate the issue and provide information toward a solution. Your input is valuable.

Is It My Responsibility or BRKCA's?

Many residents are unclear as to what they are responsible for when it comes to lawn care and other repairs/maintenance of their property. When you live in a single family house it is easy to tell. You are responsible for all of it. In a townhouse community it's a little bit different because some of your monthly dues are allocated to maintenance & repair. We'll try and break it down for you.

Lawn Care

The association is responsible for cutting the grass, as well as doing a Spring and Fall fertilization and weed control application. The association also does a Fall and Spring leaf and gumball cleanup. On occasion the association will do a mid winter gumball cleanup. In addition, the association is responsible for all of the maintenance of the common ground. The grassy strip between the sidewalk and parking area is common ground. You can help maintain these grassy strips by seeding and watering any bald spots.

You are responsible for maintaining the health of you lawn, repairing any sink holes, bald spots or thin areas that may occur. You are responsible for repairing pet damage (yellow and dying grass), as well as treating for and repairing damage from lawn grubs. You are responsible for cleaning up the gumballs on your property. The association does a Fall and Spring cleanup to get rid of gumballs and leaves. On occasion the association will do a mid winter gumball pickup.

If you would like you may augment the Spring and Fall fertilization to improve your lawn by doing additional fertilizations or adding lime or gypsum to counteract pet damage.

This fall the association is going to skip the fall fertilization and aerate and seed all of the front lawns and common ground near the fronts of the houses, including the grassy strips and the bump outs. This should help produce a richer, thicker lawn for everyone.

Where does my property end?

Although each homeowner's property is different, it is generally considered your property for maintenance from the sidewalk in the front to the cable box in the back. If there is not a cable box directly behind your property, draw an imaginary line from the cable box nearest on your right and left and that would be the back line. End units own five feet from the side of your unit.

Sewer Lines, Sidewalks and Water Lines

You are responsible for the sewer and water lines that are in the front and rear of your property that run to the main lines. All sewer vents (the pipes sticking up in the rear of your property) need to be capped. That is your responsibility. Please check the ground around the sewer vent pipes. There is often a depression around the pipes that needs to be filled before it becomes a sinkhole and undermines your pipes. American water has pipes that are capped for each property. You are responsible for letting American Water know if your cap is missing. These are located in the grassy strips between the sidewalks and parking areas.

Trees and Shrubs

You are responsible for the maintenance of any trees or shrubs on your property, as well as any gardens. If you would like to remove any trees, shrubs or gardens, or add or change garden space, you need to submit a request to the Design and Review Committee prior to doing anything. Please include a diagram of the affected area along with a written description of what you plan to do.

Sidewalks

You are responsible for your front walk to the sidewalk, which may or may not include steps. If your front walk becomes cracked or is very uneven due to tree roots or other issues, you are responsible for repairing or replacing the walk. The association is responsible for the maintenance and repairs of the sidewalks and pads between the sidewalk and parking areas.

If you have any questions about any of this or what you can or cannot do with landscaping on your property please give the office a call and one of the Board members will be happy to talk with you.

Prestige Pressure Cleaning
Antonio Cracchiolo
Starting at \$50 per home!

Call: 610-732-7539

Email: prestigepcleaning@gmail.com



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

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

Visit Us On The Web!

www.brkca.org



BEAVER RUN KNOLL REMINDERS:

House Numbers:

House numbers should be clearly displayed on the front of each home.

Lawn Mowing:

Please note that if it rains during the week prior to our scheduled cutting day of Thursday, our cut will be pushed back to Friday or Saturday. Make sure that toys, bicycles, etc. are not left in your yard so that the landscaping crew can perform their job more easily.

Dogs:

Please make sure that your dog (s) has a current license and updated vaccinations. Remember your dog must be leashed and you must immediately remove your pet's droppings from the property. Do not allow your pet to use the children's playgrounds as their bathroom. Outdoor housing of pets is not permitted. Unleashed animals may be reported to the Animal Control Officer, Caln Township.

Curfew:

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

Prohibited Use of Hazardous Objects:

It is not permissible to use pellet guns, BB guns, darts, dart guns, sling shots, or air guns in BRK. Fireworks that can be shot into the air are strictly prohibited.

Driving in BRK:

Children will be out of school for the summer very soon. Please be mindful of your speed when driving through our community. The speed limit within the community is 15 mph. Each child is precious!