

# HEDGE CLIPPINGS

*Hedgerow Homeowners Association*

**January 20, 2004**

## **Board Members**

**President:** Jim Mesiti #610/269-6563

**Vice President/Treasurer:** Melinda Bienkowski #610/873-8995

**Secretary:** Pamela Aversa #610/518-5842

**Officer/Clubhouse:** shared responsibility of Mesiti/Bienkowski/Aversa/Hunt

**Bookkeeper/Board Member at Large:** Denise Hunt #610/873-6817

## **Clubhouse**

Clubhouse Telephone/FAX #610/873-1193

---

## **Treasurer's Report**

Common Fund ending balance as of 11/30/03	\$55,471.32
Townhouse Fund ending balance as of 11/30/03	\$25,945.01
Common Fund ending balance as of 12/31/03	\$59,072.97
Townhouse Fund ending balance as of 12/31/03	\$25,623.95

Three (3) CDs were purchased from Downingtown National Bank for \$10,000 each for terms of 6, 12 and 18 months. Interest rates are up to 2.5%.

Delinquent accounts without any payment activity over the most recent consecutive three (3) month period are being turned over to the community's attorney for collection. ***All attorney fees and court costs are the responsibility of the homeowner and will be added to the amount already past due.***

To properly credit your account, please include your name and address on all checks. Payment is accepted at the drop off box at the clubhouse or via mail at 200 Hedgerow Drive, Downingtown, PA 19335 only.

Jim Mesiti opened the meeting at approximately 8:00 PM on Tuesday, January 20, 2004. Three (3) Board members (Mesiti, Bienkowski, Hunt) were present for the meeting. The following items were discussed:

**Wyndham Court Lighting** – Mattson Electric has been chosen as the contractor to replace the faulty lighting on Wyndham Court. Work will start as soon as weather permits. Residents will receive letters from the Association's attorney shortly regarding the assessment against each Wyndham Court homeowner as well as the payment schedule that will be imposed.

The contractor will be excavating with heavy equipment during this project. Due to insurance regulations and safety concerns, no cars parking will be permitted in the lot during the construction. Residents are also asked to keep their children off of the court during working hours. Additional charges causing delays due to interference (parked cars, presence of children on the court) will be assessed directly against the responsible homeowners.

**Townhome Courts Parking** – Wyndham Court will be lined for parking spaces and emergency lanes following completion of the lighting project. Parking within designated areas will be strictly enforced. The police may be called at any time to ticket and remove cars parked in emergency access lanes.

**Hawthorne Drive** – East Brandywine Township has contacted the Board concerning illegally parked vehicles along Hawthorne Drive. **NO PARKING IS PERMITTED FOR ANY REASON ON HAWTHORNE DRIVE.** If you do intend to park on Hawthorne Drive, you must notify the Township. Otherwise, your vehicle may be ticketed. Those owning homes along Hawthorne need to be aware that although they do own the easement, it is their responsibility to upkeep the area. Again, parking is not permitted on any easements within the community.

**Cul De Sac Parking** - East Brandywine Township has contacted the Board concerning the danger of parked vehicles in the community's cul de sacs. Emergency rescue vehicles such as ambulances and fire engines have the right of way. The Township is not responsible for any damage to parked vehicles in the cul de sacs when responding to an emergency. In addition everyone is reminded that parking on the courts is a violation of the Association's bylaws. Please be respectful of your neighbors and do not park in front of their homes, mailboxes or driveways for any reason. Residents may call the police to report vehicles obstructing their property.

**Expired Vehicles** – Vehicles with expired tags have been noted parked on common grounds. This is a violation of the Association bylaws. Please be aware that any vehicle parked on common grounds with expired tags can be towed at any time without prior notice to the vehicle's owner. If you own one of these vehicles, move it to your own property, renew its registration and display the appropriate tags or dispose of the vehicle properly.

**Neighborly Disputes** – It is important, not only during bad weather, but throughout the year that each of our residents is mindful and respectful of his or her neighbors. When disputes arise, please try to work it out between yourselves. The Association has the responsibility to enforce the bylaws and ensure the safety of all residents. It cannot be used to litigate or mediate misunderstandings between neighboring parties.

**Residential Property Maintenance** – As stipulated in HHA Bylaws, residents are responsible for the upkeep of their property. The Bylaw restriction reads

*“No weeds, underbrush or other unsightly growths shall be permitted on any Lot. The roof, exterior walls, doors, windows, yards, shrubbery and all other parts of each Unit shall be kept and maintained in good order, condition and repair”.*

Spring is fast approaching and homebuyers will soon be out looking at our community as a place to call home. Please ensure the appeal and value of your home and the community by keeping your property in good repair.

**Block Captains** – A block captain is still needed on Highland Court. A block captain's primary responsibility is distributing the newsletter on a bi-monthly basis. Please leave a message at the clubhouse if you are interested.

**Selling Your Home** – Be sure to contact Melinda Bienkowski at #610/873-8995 before you go to settlement on your home. Melinda can provide you with the needed resale certificate.

**Clubhouse Rental** – The clubhouse is available for rent, but several rules are in place to protect the interests of our residents: #1) No one may use the pool deck during a clubhouse rental. #2) Pool parties require the use of one of the Association’s lifeguards only. #3) The pool may not be used until after 8PM and all residents using the facility have vacated the area. #4) The downstairs hall may not be used to store party goods at any time. The hallway must be clear and accessible for all residents enjoying the swimming facilities. #5) Those renting the clubhouse are REQUIRED to clean up after themselves and their guests. Violations of these rules will result in retention of the rental deposit and further assessments if necessary.

**You’re Invited** - The next homeowners meeting is scheduled for Tuesday, 03/23/2004 at 8PM at the clubhouse. All residents are welcome to attend.

**Items of Interest** – Have an item of interest you’d like to share with the community? Have suggestions on how to improve the newsletter? Contact Pam Aversa at #610/518-5842 or leave a message at the clubhouse at #610/873-1193.

**Websites of Note** – Keep up with township news at [www.ebrandywine.org](http://www.ebrandywine.org) or with county news at [www.chesco.org](http://www.chesco.org). Want to expand your mind? Check out the library at [www.ccls.org](http://www.ccls.org) or what’s being offered at the local community college at [www.dccc.edu/chesco/](http://www.dccc.edu/chesco/).