

HEDGE CLIPPINGS

Hedgerow Homeowners Association

March 23, 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 01/31/04	\$54,709.39
Townhouse Fund ending balance as of 01/31/04	\$27,436.68
Common Fund ending balance as of 02/29/04	\$54,995.68
Townhouse Fund ending balance as of 02/29/04	\$27,748.91

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, March 23, 2004. Four (4) Board members (Mesiti, Bienkowski, Hunt, Aversa) were present for the meeting. The following items were discussed:

Wyndham Court Lighting – Two Wyndham Court residents (Castorani and Murrin) have formed a committee to secure additional bids for the lighting work to be performed on Wyndham Court. They will be contacting affected homeowners and contractors as needed during the process. Results are due to the Board on or before Saturday, May 1, 2004 and will be discussed at the next homeowners meeting. Interested Wyndham Court residents are encouraged to contact Ms. Castorani at #13 or Ms. Murrin at #8 to become involved.

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.

Elections – The Hedgerow Homeowners Association will be holding elections soon. Anyone interested in serving on the election committee or running for office should call #610/873-8995 and leave a message.

Please register to vote if you have not already done so. All registered Republicans and Democrats are encouraged to vote in the preliminary election to be held on Tuesday, April 27, 2004.

Vanity Table and Bench For Sale – A brass and glass vanity table complete with bench suitable for make-up application is offered for sale. Also, a portable Singer sewing machine with case and attachments. Both items are in very good condition. Price on each is negotiable/best offer. Contact Laverne at #610/873-3815 for more information.

Yard Sales – A community yard sale has tentatively been scheduled for Saturday, May 15, 2004. The rain date will be the following Saturday, May 22, 2004.

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 in the cul de sacs is a violation of the Association's bylaws and township regulations. 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.

Neighborhood Disputes – It is important, not only during bad weather, but also 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 here and homebuyers are 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.

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, 05/04/2004 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 #610/873-8995.

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