

HEDGE CLIPPINGS

Hedgerow Homeowners Association

May 4, 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 03/31/04	\$78,586.43
Townhouse Fund ending balance as of 03/31/04	\$27,370.53
Common Fund ending balance as of 04/30/04	\$82,627.97
Townhouse Fund ending balance as of 04/30/04	\$27,409.36

Three (3) CDs have been 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, May 4, 2004. Four (4) Board members (Mesiti, Bienkowski, Hunt, Aversa) were present for the meeting. The following items were discussed:

Did You Know? – Everyone in East Brandywine Township is entitled to use the township's chipper for free one half hour a year. Contact the township for details on scheduling.

Wyndham Court Lighting – The Wyndham Court Improvements Committee was able to secure a bid from Hannum Electric. The bid, in the amount of \$15,805.07, was accepted per the desires of Wyndham Court homeowners. At present, Wyndham Court has \$6,000 in its street fund that will go toward this contract. The bid price is subject to change and subsequent repayment amounts will reflect that, however until that figure can be determined the following schedule shows the repayment terms agreed to by Wyndham Court residents at the meeting of 05/04/2004:

Bid Price	\$15,805.07
Less Wyndham Court Street Fund	(6,000.00)
Subtotal	\$ 9,805.07
Assessment Per Home (i.e., divided by 22)	\$ 445.69
Monthly Payment Over Two Years (i.e., divided by 24)	\$ 18.57

The start date for the work has not yet been determined, but residents will be advised once the Association has been notified.

Wyndham Court Improvements Committee – The committee formed to secure lighting bids has decided to investigate other areas of their court for improvements such as landscaping and dumpster placement. Anyone on Wyndham Court wishing to join in their efforts can contact the following committee members: Debbie Anderson at #1 Wyndham or #610/269-3732, Sam Johnson at #4 Wyndham or #610/269-7341, Margaret Murrin at #8 Wyndham or #610/269-5439, Sara Magarahan at #10 Wyndham or #610/269-2112, and Christine Castorani at #13 Wyndham or #610/269-4511. Anyone wishing to mirror their efforts in their own courts is also encouraged to either contact a board member or one of the above committee members for information.

Wyndham Court Parking -- Parking in Wyndham Court continues to be a problem. If your residence has more than two vehicles, you are asked to be considerate of your neighbors and park the extra vehicles either at the clubhouse or farther away from your home so that everyone has a comfortable distance to walk from their car to their home.

Wyndham Court will be lined for parking spaces and emergency lanes following completion of the lighting project by the Summit Sealcoating Company. 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. The election committee will soon be distributing materials.

Pool Season Is Here – The pool will be open on weekends starting Memorial Day through the last day of school from noon to 8PM (weather permitting). From then on it will be open daily from noon to 8PM (weather permitting). Pool rules and tags will be distributed shortly.

Dogs – Residents who own dogs are asked to be mindful of leaving a barking dog outside. With the warmer weather here, more people will have their windows open and will more likely hear a noisy pet. Please take your dog in if he/she barks excessively.

Dogs – Residents please remember that you are to clean up after your dogs when you take them for a walk. We have children playing on common grounds and they always walk in it. Walking your dogs along Hawthorn Drive does not mean you do not have to clean up after your dog. Homeowners living next to the road have to smell it and clean it up. Reminder that anyone caught not cleaning up after his or her dog can be fined.

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.

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, 06/22/2004 at 8PM at the clubhouse. All residents are welcome to attend.

Needed – A cleaning person is needed for a home in a nearby area. The position is for four to five hours one day every other week. Please call #610/269-2519 for information.

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/.