



# For Your Information

Date: October 1, 2004  
To: Hedgerow Culbertson Run Homeowners and Residents  
From: HHA 2004 Board

## MESSAGE FROM THE PRESIDENT:

As I read the news from the East Brandywine Township flyer, I feel incredibly lucky to have stumbled across this great neighborhood when looking for a home. Was it a 78% increase in property values in this township? Regardless, the figure was impressive. I'm sure we're all excited about what this means for our community. We as a board have been making decisions based on increasing all of our property values.

I have noticed a lot of brush being left on common ground along Hawthorne Drive. This obviously is an easy way to detract from the beauty of our neighborhood. I want everyone to be aware of the FREE service that East Brandywine Twp provides. You only need to call them before you set out your brush, make an appointment and they will provide you with chipping once a year for a maximum of 30 minutes. Coordinate with your neighbors, because they can chip an incredible amount within a half hour. The shrub goes out in front of your home, not out on common ground. Please do not put it out until the Sunday night before your Monday pickup. We will start billing those that leave it out on Hawthorne if we see you, and believe me, I have been seeing you (it's so hard to write sarcastically for those that don't know me personally). Thank you for taking care of this issue.

We're looking forward to seeing committees take off. We're hoping to enable people who are interested in participating in committees. None of the board members want

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Included in each newsletter is a synopsis of board meetings and the previous general meeting. The full minutes for every meeting can be found at [www.hhaonline.com](http://www.hhaonline.com) and before, during and after every membership meeting (and anytime mutually convenient to interested parties and a board member.)

**GENERAL MEETING:** General Meeting was held on 8/31/04 with a tremendous turnout of 15 people from the community along with the board members. Attendees were vocal with a good dialog exchange between the board and residents present. Highlights of the meeting are as follows:

**FINANCE REPORT:** Treasurer, Dave Durofchalk reported as of 8/31/04 the common fund total was \$47,000.43. Townhouse fund was \$27,612.02, Street Light fund was \$405.55. Wyndham Court residents will be assessed \$18.57 monthly for 24 months to cover the cost of lighting installation.

**CPA AUDIT:** Resulting from a request of homeowners, Dave Durofchalk reports R. Bezgin, CPA is conducting an audit of HHA financial records from January, 2003 through June, 2004. The cost is approximately \$3,000.00 and the final audit results will be available for any homeowner's review. In the future the Finance Committee would be responsible for the oversight of HHA financial records.

**ARCHITECTURAL ISSUES:** East Brandywine Township has called our attention to the fact that a large amount of brush from trees and shrubs cut by homeowners is being left along Hawthorne Drive. As a taxpaying homeowner in the township you are entitled to have a collection *in front of your home* of any trees, shrubs, leaves and if desired can have it chipped and used for your own use. The first 1/2 hour of this service is free and can be arranged by calling East Brandywine Township Secretary requesting to be placed on the list for the every other Monday service. For further information please check our website [www.hhaonline.com](http://www.hhaonline.com) and read Ray's 9/2/04 note in the forum and check the link to East Brandywine Township.

**RULES/BYLAWS ISSUES:** The 24 pages of the original bylaws have been scanned and copied for publication on the website. They can be downloaded as desired. Anyone without Internet access may request a copy from any Board member. The bylaws committee is charged with the task of reviewing and making any revisions. Interested in helping out e-mail Ray.



# For Your Information



## GENERAL MEETING CONTINUED:

**MAINTENANCE ISSUES:** Board liaison Jim Mesiti reports the hot water heater in the clubhouse was replaced, proposals for concrete sidewalk repair at Wyndham and Hastings Courts are being collected, broken rails and fences around the pool have been replaced, estimates are being collected for the repair of the tennis court fence door, causeway from 322 to Hawthorne Drive is scheduled for tree/foliage pruning. Additionally the drainage problems along Wyndham and Chapel Courts, although previously addressed, are being reevaluated by Ray Crossan (who is an engineer by profession) to more effectively and efficiently correct water accumulation and run-off. Seal Coating completed this past spring has developed a number of defects and Ray has arranged for Summit Seal Coating to reevaluate and repair all areas affected. Wyndham Court lighting project has begun, although problems with underground wiring has caused a recent setback; completion is anticipated by winter.

**POOL REPORT:** Board liaison Debbie Anderson received reports of light in pool causing minor shocks. Electrician was called and power disconnected to pool. Spotlights were installed on clubhouse to illuminate the pool and deck area for safety. New pool lights will be installed into the pool in May when the water can be completely drained and fixtures can be accessed. New lifeguard umbrella and chair were purchased along with water basketball and volleyball for community enjoyment. The Pool Committee will identify items to be purchased to add to the enjoyment of the pool season. Committee members are needed so please e-mail (or call) Debbie Anderson.

**WELCOMING COMMITTEE:** Board Liaison Dave Durofchalk reports the committee of Jackie Englehart, chairperson coordinator and Betty Gilchrist are developing an information packet to give to new residents. If interested in embarking with this committee please contact Jackie at 610-269-3873.

**WYNDHAM COURT ACTION COMMITTEE:** Dumpster placement and parking space issues were discussed with the bottom line being that Ray was successful in negotiating a lower contract price Waste Management, our current company. It is expected that specific location and new dumpster schedule of 3 collections per week will be implemented around November 1, 2004. Relocating the dumpsters will add parking for 5 cars and 1 motorcycle and save a tree from being cut down.

**CONTRACTED SERVICES:** All board members have received countless complaints of dissatisfaction with most service contractors to our development. The board is presently researching and soliciting for new contractors to provide lawn, landscaping, snow removal, dumpster, electrical, pool and maintenance services.

**WEBSITE: [WWW.HHAonline.com](http://WWW.HHAonline.com)** is now a reality thanks to Brendan McNamee. Although in it's early stages in it's development the site is interactive with easy access to board members, meeting minutes and committee reports, bylaws and plot map of the development. Apologetically, Brendan states the many ads on the site are necessary in order to have free access. Visit this site often and stay in touch with our community.

**NEWSLETTER COMMITTEE:** Board liaison Ellen Doyle reports the "FYI", the format for the July '04 newsletter, received rave reviews, especially for the ease of readability and shortened bulleted topic presentation. Eileen Ferry the chairperson coordinator, was introduced, and would ideally like a representative from each court to provide "News" like special occasions, birthdays, births, marriages, etc. A classified ad section and special recognition for accomplishments are planned. Any further suggestions or input of any kind should be directed to Eileen at xxxxxx.

**SOCIAL COMMITTEE:** Board liaison Ray Crossan reports chairperson coordinator Maria Crossan sent a letter thanking all who assisted in planning the 8/21/04 pool party. There were nearly 100 adults and children that attended the first annual HHA Pool Party. Call Maria @ 610-518-3470 if you would like to help with the planning of community social activities.



# For Your Information



## WHAT'S HAPPENING?????????

- ⇒ Join the latest craze, BUNCO a crazy dice game ( for women only, men you have your football) happening usually the second Friday of every month at 7:30 PM in the clubhouse. BYOB, \$1 for the kitty and \$1 value theme item. For further information contact Chris Grove at xxxxx. Next BUNCO party is 10/15/04 and the theme is fall or Halloween. Special prize for anyone who dares to come in costume. RSVP to Dellane Develin at 610-518-1693 or Jennifer O'Neil at 610-873-1206.
- ⇒ Halloween Parade and Party 10/21/04 xxxxxxx
- ⇒ Don't forget to vote on Tuesday, November 2nd, polls open from 7:00 AM to 8:00 PM at East Brandywine Township Building. If you need a ride call Carm Doyle at 610-873-2244.

## CONGRATULATIONS TO:

- ⇒ Givens Family of 53 Somerset Court has a new family addition **BABY GIRL**, born June XXXXXXXX
- ⇒ Biddle Family of 78 Chatham Court has a new family addition XXXXXXXXXXXXXXX
- ⇒ Shannon Rogers at 45 Suffolk Court is getting married October 16, 2004

## WELCOME:

- ⇒ Emery Family, Kevin & Bethanie of 69 Essex Court Bethanie is the sister of Kristen Cline at 70 Chatham Court.
- ⇒ Mize Family, Mike & Bridgette at 17 Wyndham Court
- ⇒ Siegel Family, Michael & Christine at 102 Gloucester Court

## CLASSIFIED:

- ⇒ Do you have a business?? Do you provide a service?? Please let us know so we can post it in the newsletter and on [www.hhaonline.com](http://www.hhaonline.com) (free of course). It's nice to support our community by using any goods and services you provide.

**COMMITTEES:** Please look over the following committees. If you are interested in helping your community on one please contact the corresponding board member for participation information.

- ⇒ **Architectural:** Reviews homeowner's proposed changes to their property and makes recommendations prior to presenting for township approval. (Ray Crossan)
- ⇒ **Bylaws:** Reviews HHA bylaws and identifies need for amending/revising. (Ray Crossan)
- ⇒ **Elections:** Solicits nominees for Board, prepares ballot, and supervises elections. (Ellen Doyle)
- ⇒ **Finance:** Periodically reviews HHA financial records and treasurer's report, completes annual audit. (Dave Durofchalk)
- ⇒ **Government Affairs:** HHA representatives and voice at East Brandywine Township meetings (and county as appropriate). (Ray Crossan)
- ⇒ **Maintenance:** Identifies problem areas and corrections for any area HHA is directly responsible for maintaining. (Jim Mesiti)
- ⇒ **Newsletter:** Prepares the monthly newsletter with input from community. (Ellen Doyle)
- ⇒ **Pool:** Identifies issues specific to the pool and recommends appropriate actions. (Debbie Anderson)
- ⇒ **Social:** Plans social/entertainment events addressing interest of adults, children, and families. (Ray Crossan)
- ⇒ **Website:** Identifies content for inclusion on HHA website, maintains and revises site accordingly. (Dave Durofchalk)
- ⇒ **Welcoming:** Welcomes, introduces and familiarizes new homeowners/residents to the community. (Dave Durofchalk)



# For Your Information



## BLOCK CAPTAIN LIST:

Highland	#	
Windemere	#25	Mr. & Mrs. Call
Cambridge	#36	Blair & Karen Kalemjian
Suffolk	#45	Shannon Rogers
Somerset	#51	Steve Shillingford
Essex	#	
Chatham	#71	Dennis Magarahan
Canterbury	#88	Jim & Cheryl Davis
Gloucester	#101	Judy Hillenbrand
Chapel	#116	Jackie Engelhart
Lambeth	#127	Lori & Kelly Wandress
Brookfield	#137	Trevor Tucker
Wyndham	#1	Debbie Anderson
Hastings	#24	Rita Morano

**HHA TENTATIVE MEETING DATES** General Membership Meetings; 7:30 PM, 4th Tuesday every other month

**10/26/04      \*01/04/05      \*02/22/05      04/26/05      06/28/05**

\*change due to holiday season

Meeting minutes and any HHA public documents are available for review by current dues paying members of the association before, during and after every membership meeting, and at any time mutually convenient to interested parties and a board member. (Will also be available on the HHA web site)

Board Meetings; Day varies within 2nd week of every month

Week of:      10/11/04      11/08/04      12/13/04      01/13/05      02/10/05  
                 03/10/05      04/11/05      05/09/05      06/13/05

Please send a note prior to the Board meeting if you have an issue, or any business you wish to be discussed formally.

## BOARD MEMBERS 2004

<b>President</b>	<b>Ray Crossan</b>	610-476-9679 (c)	rcrossan@hhaonline.com
<b>Vice President</b>	<b>Debbie Anderson</b>	610-952-0573(c)	danderson@hhaonline.com
<b>Treasurer</b>	<b>Dave Durofchalk</b>		ddurofchalk@hhaonline.com
<b>Secretary</b>	<b>Ellen Doyle</b>	215-920-2244(c)	edoyle@hhaonline.com
<b>Member @ Large</b>	<b>Jim Mesiti</b>	484-252-9000(c)	jmesiti@hhaonline.com

Never hesitate to contact any Board member to discuss concerns, issues or make recommendations.

