

# Hedge Clippings



Hedgerow Homeowners' Association, 200 Hedgerow Dr., Downingtown, PA 19335  
www.hhaonline.com 610-873-1193

To reserve the Clubhouse  
Contact Jackie at 610-269-3873

## Message from the President

*By Dave Durofchalk*

On December 18, 2008, the Board had our annual budget meeting. No changes in the monthly homeowner dues are projected for 2008. For the 2008 fiscal year dues will remain at \$70 for townhomes and \$46 for single homes. Homeowners have not seen an increase in dues in nearly 13 years. However, the ever-increasing costs for utilities and services may warrant an increase in homeowner dues in the near future. A copy of the proposed 2008 Budget is presented on page 3.

On January 18, 2008, the Board submitted to the Pennsylvania Utility Commission a formal complaint to Aqua Pennsylvania's recently proposed water rate increase. According to our previous Settlement Agreement with the PUC in May 2006 "Hedgerow Division rates will increase by approximately 4.5% on a total bill basis". Aqua PA's new rate request, if adopted, would cause the monthly bill of a typical customer to increase by 9-10%. Many customers in the Hedgerow community with larger households will likely experience even higher percentage increases. Therefore, we believe that the proposed rate change is unjust, unreasonable, in violation of applicable law and contrary to sound ratemaking principles. The Board has again sought the advice of our PUC attorney in this matter.

At the next General Meeting this Tuesday, the Board will have available for distribution copies of the Odor Study and Implementation Plan generated by the Little Washington Wastewater Company. This report summarizes the results of the odor study conducted over the past six months, identifies the most likely cause of the odors, presents a plan to fix the problem, and recommends continuing the odor study another six months to confirm that the solution does fix

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## Message from the Treasurer

Just a quick introduction from the Treasurer. My name is Katrina (Kat) Thack. I took over the Treasurer position for Phyllis. I've lived here in the development since March 1999. I'm married and am the mom of four. I spend most of my time volunteering at Beaver Creek and running various committees there. I'm trying my best to keep the transition from Phyllis to myself as smooth as possible.

I'd like to take a minute to let you know about the association fees and what happens with your checks as well as give you some pointers to make my job a little easier.

The Association fee is \$46.00 for single homes and \$70.00 for townhomes. It is due by midnight of the 8th of every month. Anything that is paid after that will be assessed a late fee of \$2.50. I collect the checks once a month on the 9th.

The checks are deposited by the bookkeeper once a month after I've collected them. If your check is dropped off or mailed in after I've picked them up for the month it will not clear your bank until the following month when another deposit is made.

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**Upcoming Event:** HHA General Meeting Tuesday, January 29, 2008

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## Financial Report

By Katrina Thack



As of December 18, 2007, the Common Operational Fund balance was \$8,206.59; Townhouse Operational Fund balance was \$16,279.28. The Common Reserve Fund balance was \$28,416.89; Townhouse Reserve Fund balance was \$5,242.18.

Please note that the HHA statements are now going out on a quarterly basis. This should result in a reduction in postal expenses.

## Please Consider Helping Out

Please consider helping out your community by becoming a block captain or volunteering for the Rules Committee.

### Block Captains:

Block captains help distribute the newsletter. We are still looking for block captains for Windemere, Cambridge and Chatham Courts. If interested, please contact Hank Bienkowski at 610-873-8995.

**The Rules Committee:** The purpose of this committee is to review the HHA bylaws and make recommendations to the Board on how to present the current bylaw restrictions in a more understandable manner. In addition to this large task, the Rules Committee also recommends potential changes to bylaws restrictions. Actual changes to the bylaw restrictions require voting by the HHA homeowners.

On January 15, 2008, the Rules committee had its first meeting. Currently the Rules Committee is comprised of two owners of townhouses (Class A owners) and one owner of a single house (Class B owner). Ideally the committee should have equal numbers of Class A and Class B owners. Contact Kat Thack at 610-269-3018 or Melinda Bienkowski at 610-873-8995 if you would like to participate. The next meeting is scheduled for February, 13 2008 at 7:30 PM in the clubhouse.

Dave Durofchalk  
President  
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**Suggestions:** Drop off your suggestions at the dues slot or leaving a message at the HHA office telephone at (610) 873-1193 (voicemails only) or make them in person at our next General Meeting scheduled January 29, 2008.

## Have You Subscribed to the HHA E-Mail Blast?

Following up on one of the recommendations that came out of the November 20, 2008 Emergency Homeowners Meeting, Kat Thack has set up a yahoo group from which the Board could send an email blast. This service which is free to the association provides a quick free method to inform HHA residents of an upcoming event (movie night etc.) or a meeting or to provide information about a recent act of vandalism.

To subscribe please send an e-mail to [attentionhedgerowhomeowners-subscribe@yahoogroups.com](mailto:attentionhedgerowhomeowners-subscribe@yahoogroups.com). Then follow the instructions that are e-mailed to you.

## Hedgerow Homeowners Association 2008 Budget

Expense Category		Amount	Comment
Admin	E05	\$ 1,600	
Donations	E14	\$ 175	
Insurance	E02	\$ 6,200	
Landscaping	E01	\$ 25,500	<i>Commons Landscaping</i>
Landscaping	T01	\$ 2,400	<i>Townhouse Landscaping</i>
Maintenance	T04	\$ 400	<i>Townhouse Maintenance</i>
Pool	E07	\$ 20,000	
Professional Fees	E06	\$ 7,400	
			<i>Bookkeeper \$ 3,600</i>
			<i>PUC Lawyer \$ 1,500</i>
			<i>Legal general) \$ 2,000</i>
			<i>Tax Accountant \$ 300</i>
R&M Clubhouse	E09	\$ 2,100	<i>Repair &amp; Maintenance Clubhouse &amp; Tennis courts</i>
R&M Common Ground	E12	\$ 6,100	<i>Repair &amp; Maintenance Common Ground</i>
R&M Playground	E16	\$ 500	<i>Repair &amp; Maintenance Playground</i>
Snow Removal	E08	\$ 10,000	
Social Committee	E11	\$ 300	
Taxes	E04	\$ 3,300	<i>Common Taxes</i>
Taxes	T03	\$ 800	<i>Townhouse Taxes</i>
Telephone	E15	\$ 300	<i>Pool &amp; clubhouse telephone</i>
Trash	T05	\$ 4,950	<i>Townhouse Trash</i>
			<i>Common</i>
Utilities	E03	\$ 6,200	<i>Utilities</i>
Utilities	T02	\$ 1,600	
Total :		\$ 99,825	

**East Brandywine Township (610) 269-8230.**

Contact the township for snow removal on Hawthorn Drive or to chip brush and cut trees in front of your house. Remember there is a cardboard recycling bin on the township building parking lot. HHA has contracted Dave Love to remove the snow on the courts and townhouse parking area. Please note the November 2007 Hedge Clippings incorrectly stated that the Township is also responsible for the Clubhouse drive. Snow removal from the clubhouse drive is the responsibility of our association.

LITTLE WASHINGTON- HEDGEROW/TIMBERLAKE COMMUNITY  
Noticeable Odor Log

Customer Name:

Customer Address:

Date of Odors (MM/DD/YY):

Time of day (HH/MM am/pm):

Basic Weather Conditions: Temp (approx), Wind Direction, Sunny, Cloudy, Rainy, etc ...

Location where odors were noticed (Home; Walking Trail, Cul-De-Sac, Street Name; etc ... ):

Type of Odor (septic/rotten egg; musty, raw sewage, other-please describe):

Strength of Odor (1-5):

Duration of Noticeable Odor (HH/MM):

ADDITIONAL NOTES:

#### DIRECTIONS FOR SUBMITTING FORM

- Please fill out all necessary information as best as possible. Please use as much detail as you feel necessary which may be helpful to us in our evaluation.
- Fill out one report for each incident. Please remember, this is intended to be a scientific study, we understand that some of you are frustrated; please do not include any narrative or derogatory commentary.
- Submit Form(s) Electronically via E-Mail (Preferred). Attach your forms) to an email (Title for Subject "Little Washington Odor Log") and send to

mmzohrabian@aquaamerica.com.

Electronic submissions will receive a generic confirmation of receipt the following business morning.

- Submit Form(s) via Fax @ (610) 527-3929.

#### **NO COVER LETTER IS REQUIRED.**

- Each submission will be reviewed and entered into a database for data collection purposes to assist us in identifying and correcting these issues.
- All submissions and personal information will be kept confidential.

Thank you in advance for your participation and cooperation.

Sincerely,

Little Washington Wastewater Company

## November 27, 2007 General Meeting Minutes

1. **Opening Remarks:** Called to order by Dave at 8:15 PM after waiting for residents. **Attendance:** 5 Board Members: Dave Durofchalk, President; Mike Larkin, Vice President; Katrina Thack, Treasurer; Hank Bienkowski, Secretary; and Jim Mesiti, Member-at-Large.
2. **Review of Meeting Minutes:** minutes of the 20 November 2007 meeting were distributed.
3. **Finance Report:** the Common Operational Fund balance was \$12,319.53. Townhouse Operational Fund balance was \$14,961.09. The common Reserve Fund balance was \$28,235.00. Townhouse Reserve Fund balance was \$5,237.43. CDs are held for \$11,099.33, \$11,307.42 and \$11,234.92.
4. **Committee Reports:**
  - a. **Architectural:** No activity. The Board is still looking for two volunteers, one from the townhouse & one from the single houses.
  - b. **Rules:** Dave Durofchalk will make his copy of the rules available to the rules committee. Katrina Thack will act as the Board liaison with the committee. Mike Mize and Christy Unger have volunteered to be townhouse representatives on this committee. The Board is now looking for one additional representative from the townhouses and two additional representatives from the single houses to join this committee.
  - c. **Maintenance:**
    - Dave Durofchalk will call the township road master and Jim Mesiti will contact Scott Piersol, the township manager regarding the breakup of road surface of Hawthorn Drive between Hastings and Wyndham Courts.
    - Jim Mesiti will contact the landscaper 1) about the removal of leaves behind the townhouses and the common grounds adjacent to Hawthorn with the object to get as many leaves as possible staged for the last township leaf removal in December, and 2) to look over the common ground to identify any trees that needs removal.
    - The Board decided to postpone until spring the repair of 1) the fence around the pool because of a seasonal absence of fencing material and 2) the damaged tennis net because the nets will now be removed and the courts locked for the season.
    - Items to be Repaired: 1) the pool telephone, 2) selected sidewalks in Wyndham and 3) the canopy of the playground equipment near the pool, and 4) installation of the message board.
    - New Items to be repaired: the removal of large hanging tree limb on the common ground adjacent to the retention basin behind Gloucester.
  - d. **Website:** No activity.
  - e. **Newsletter:** Next newsletter will remind residents to call 911 if there is vandalism & afterwards to inform the Board.
  - f. **Social:** No activity.
  - g. **Pool:** Mike Larkin will contact Progressive Pool about securing the cover on the baby pool.
  - h. **Welcoming:** no report
  - i. **Block Captains:** The Board decided to present the block captains with gift certificates to the movies in appreciation of their assistance to the community.
5. **Old Business:**
  - a. Discussion of letter provided to the Board at the last meeting regarding the location of handicap parking. The consensus of the Board is that the current locations of handicap spaces are appropriate.
  - b. Discussion of letter sent out by Cindy Ziegler to residents regarding the odor survey.
  - c. Still looking for a new gardener for the community.
6. **New Business:**
  - a. The board will request a summary sheet of expenditures since the last board meeting.
  - b. The Board will donate a meat tray to the police station and will inquire if the fire department will swing through the community with Santa on a fire truck.
  - c. The Board will follow up on the latest announcement of Aqua PA requesting another rate increase and will have the Aqua PA announcement reviewed by our utility attorney.
  - d. Next meeting: December Budget meeting with the bookkeeper tentatively scheduled for December 11, 2007. Dave Durofchalk will contact Blosenski's about next year's trash service costs in preparation for this meeting.
7. **Adjournment:** Meeting concluded at 9:52 pm.

**Message from the President** – *continued from page 1*

the problem. Contact Hank Bienkowski if you would like a PDF of this report sent to your attention. Refer to page 4 for an Odor Survey Form in case you detect odors over the next six months. The Board would like to thank Cindy Ziegler for data collection, organization, and continued help with this study; and to all who contributed to the odor surveys, the results and remedy to this foul odor problem are a direct result of your efforts. Much appreciated by all, thank you.

It appears that incidents of vandalism and petty thievery have declined somewhat. The Board and Township Police encourage residents to continue their vigilance, lock cars and doors, leave outside lights on, and to please report suspicious activity and incidents to Police immediately. It is okay to dial 911. Volunteers interested in assisting with night watch please contact me.

The Board devotes much attention to matters such as the cases above; the last thing we want to do is field complaints about neighborhood dogs and dog waste. Whether your pet is tied behind your townhouse on common ground, walked on a leash, or allowed to trespass on private lawns, the dog waste is filthy mess. PLEASE CLEAN UP AFTER YOUR PET!

**Message from the Treasurer** – *continued from page 1*

If the address printed on your check is not the address you are paying the dues for please write the proper address on the memo line.

If you are selling your home please make sure you are up-to-date on your dues and any assessments. Your realtor must contact me for the proper paperwork and a copy of our by-laws. Feel free to call or e-mail me at any time with questions or concerns. I will get back to you as soon as possible. My contact information is 610-269-3018 or japnesmum@aol.com.

I look forward to working with all of you and hope you have a prosperous and healthy new year!

**CLASSIFIEDS**

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**Jennifer R. O’Neill**

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**Free to good home.** Attention-loving female Calico house cat. Please call Dave at 484-518-7150.

**MOMS CLUB of East Brandywine / Downingtown**

**Third Tuesday of the Month**  
**9:30 AM to 11:30 AM**

Location: Wallace Township Building on Rte 282

Contact: Melinda Bienkowski 610 9873-8995

**LOVING MOTHER OF TWO WOULD LOVE TO BABYSIT YOUR TODDLER AGED CHILD IN MY GUTHRIESVILLE HOME.**

**PLEASE CALL MICHELLE  
 AT 610-269-1131.**

**PLACE YOUR AD HERE! IT IS FREE.**