

# Beaver Run Knoll

Newsletter May 2015



## News and Views about the Community

### BRKCA Contacts

Mary Lodge, Office Manager  
610-269-4623 (voicemail)  
[beaverrunknoll@verizon.net](mailto:beaverrunknoll@verizon.net) (email)

Urgent calls: 610-883-6849  
Emergencies: 911

**Office Hours:**

Mon, Wed, Fri- 8:30 am to 11:30am

Website: [www.brkca.org](http://www.brkca.org)

Send News, Announcements  
and Ads to:

[beaverrunknoll@verizon.net](mailto:beaverrunknoll@verizon.net)

### Board Meetings 7pm

Tuesday, May 19<sup>th</sup> 2015

Tuesday, June 16<sup>th</sup> 2015

Tuesday, July 21<sup>st</sup> 2015

All residents are invited to  
attend the board meetings!

Beaver Run Knoll Community  
Association Clubhouse

## A Word on Real Estate

*Cynthia Dallara*

Recently, I was surprised to hear from my neighbors how quickly their townhouse sold. In just four days that had an offer. They put their house on the market, waiting approximately four days and had a workable offer in 10! We all lived through the real estate bubble. Prices rise and fall. Some still might be shy to think about buying or selling, but the market seems on the mend, especially here in Beaver Run Knoll. According to Realtor.com, 13 homes sold in Beaver Run Knoll between March 2014 and March 2015. Prices were all over the map, clearly, depending on the conditions of a particular home.

According to Realtor.com, there are some home projects that provide a higher return on investment. For example installing safer doors and more efficient windows can recoup around 80% of the investment. Updating a master bedroom and bathroom can up your home value as well. Creating a custom kitchen is not necessary to improve the value, but updating it can make a big difference. If your house looks more like grandma's kitchen, consider a facelift to improve the home's worth.

Beaver Run Knoll is a desirable neighborhood. The open space, low HOA dues and location attracts potential buyers.



# Spring Inspections

Spring Inspections will begin soon. Volunteers from the community look at each home from the outside and address any issues that are present. For example, there may be excessive mold, overgrown trees and shrubs or missing pieces of siding. It is not necessary to wait for a notice to fix the problem. Feel free to fix it and save the volunteers some precious time.

## By Laws of Note

### Trash (section 5)

Trash must not be put out for pick-up prior to 6:00 pm or dark, whichever is earlier, the night before collection. Two-ply or heavier, plastic trash bags which are tied securely must be used if a metal or plastic container is not used. Empty trash containers must be removed from the curb on the day of

trash collection. Trash cans, either metal or plastic, shall not be stored on front porches, in front yards, or on sides of end units.

- a) **Recyclable Containers.** Recyclable containers shall not be stored on front porches nor on the side of end units. Containers may not be put out for pick up prior to 6:00 pm or dark, whichever is earlier, the night before collection. Empty containers must be removed from the curb on the day of collection



## Spring Inspirations

The first real day of spring is like the first time a boy holds your hand. A flood of skin-tingling warmth consumes you, and everything shines with a fresh, colorful glow, making you forget that anything as cold and harsh as winter ever existed.

~[Richelle E. Goodrich](#)

There's something of a restorative quality about spring, where something whispers wild rumors of new beginnings arising from the seemingly dead seeds in our lives. There's something almost cruel about it all, as if there might be some sort of truth about a new life actually being possible. Yet, maybe it is true.

~[Craig D. Lounsbrough](#)

### **Reminder-Change in DRC meetings:**

All Design and Review committee requests will be reviewed and answered in writing. Homeowners may request an in person meeting with the DRC committee if necessary. DRC will no longer meet the Monday before the board meeting.

Landscaping- Dooley-Pyne  
Snow Removal- Dooley-Pyne  
Lawn Cut Day: Wednesday

Trash Collection: Thursdays

Voting Location- Wedgewood  
Estates

School District- Coatesville

Important Contact Numbers:

Caln Township Administration  
610-384-0400

Caln Twp. Police  
610-383-1821

Police (after 4pm)  
610-383-7000

Public Works (includes trash  
collection)  
610-384-6000

Caln Township Administration  
253 Municipal Dr  
Thorndale, PA 19372  
Open 8am-4pm Monday-Friday



## A Warm Welcome to BRK

Maxwell Husband to Carlyn Ct  
John and Jill Feliciani to Devon Ct  
Amy Fidler to Devon Ct  
Joseph Sadik and Heather Ollis to  
Springfield Ct

In 2014 a total of 12 homes were sold  
in Beaver Run Knoll.



**Join the Fun! Make Some  
Money!**

**Community Yard Sale  
Saturday June 13  
8am to Noon**

## Beaver Run Knoll Board Members

Laverne Burton-  
President

Mike Thurston- Vice  
President

Anita Routzahn-  
Secretary

Susan Hlavacek-  
Landscaping

Steve Parsons-  
Capital  
Improvements

Cynthia Dallara-  
Communications

Recreation- Open

Sharon Hegney-  
Architecture

Treasurer- Open

Nominating  
Committee (2) -  
Open

*Applications for  
serving on the board  
are available from  
Mary Lodge, office  
manager. Consider  
giving back to make  
your community a  
better place to live!  
It's a great way to get  
to know your  
neighbors!*

Need a Notary? Call your neighbor:  
Anita Routzahn  
610-724-3700 or 610-518-5105  
She has you covered! Reasonable rates!

## Board Meeting Highlights

### January 2015-

The January meeting is usually a long one. Guest from Morgan Stanley gave some recommendations for the BRK funds that are currently being held in a Vanguard investment. The board is considering multiple proposals. A doorbell was installed at the clubhouse door. The railing around the new patio was discussed. Benches are to be purchased for the front of the clubhouse. Officer Miller from Caln Township Police stopped by to field any questions. BRK budget was passed unanimously.

**February 2015-** No guests attended the meeting. Final plans for the Wine and Cheese Party were completed. Suggestion to obtain hand dryers for the clubhouse bathrooms was considered.

**March 2015-** No meeting was held due to no quorum.

**April 2015-** Gary Norris resigned from the treasurer position. The board thanks Gary for his support and ideas. Homeowners attended the meeting to share that upon replacing their sliding glass door they discovered a possible problem with the concrete footer in their home. Spring inspections are to be completed this quarter. Yard sale date was set for June 13, 8 am to noon.

## Restaurant Review: Red Star Craft House

Has it been a while since you have been to the Exton Square Mall? If so you are missing out on the best new restaurant in town. Red Star Craft House advertises Craft Beer, Artisan Pizza and Wine Bar. Owned by Dave Magrogan, this spot is more than just beers and pizza. The variety was impressive. Magrogan also owns Kildare's, Harvest Seasonal Grill and Wine Bar, and Stella Rosa.

My dining companion and I were able to score a spot at a high top. On this Thursday night, there were no tables to be found. We were immediately impressed by the friendly staff and \$3 select pints. Each week night features different specials (\$6 apps,  $\frac{1}{2}$  price tacos, \$3 beers, etc.), check the website for current specials.

Our dinner consisted of the Grass Fed Bison Burger. It came with brie, shaved red onion, and malt vinegar aioli arugula on country white bread. Burgers are served on a cutting board with a choice of hand cut fries or a garden salad. Our other entrée was Salmon Burger Special, which was a healthy version of burger. To this salmon lover, it was one of the best Salmon sandwiches I've ever had. It was so big; it needed to be eaten with a knife and fork. Each plate was artfully presented. Each had layers of flavor worth savoring. For dessert, we shared a strawberry cheesecake "shot", served in a small glass, just enough to top off the meal.

We both highly recommend this new hot spot! Can't wait to return.

*Red Star Craft House*

*Exton Square Mall*

*610-524-5893*

*www.redstarcrafthouse.com*

Five choppers out of five

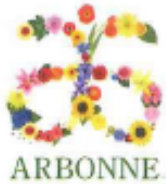


Advertise Your Business! Its **Free** for Residents!

**Window Repair: Windows slide down, Windows won't go up?**

**Painting Railings: Sand, prime and paint black**

**Call Mike (BRK resident) 610-269-9126**



**Mary Clift**  
Independent Consultant  
Downingtown, PA 19335  
M 610-304-8140  
maryclift17@gmail.com  
www.arbonne.com  
Consultant ID: 21433514



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3858 Pulaski Avenue  
Philadelphia, Pa 19140  
lburton@cruisesinc.com  
www.cruisesinc.com/lburton

Office **215-227-4708**  
Toll Free **888-822-2599**



**Goodwill**  
Industries  
KEYSTONE AREA

**Ginger Haase**  
Store Manager

3231 Lincoln Hwy.  
Thorndale, PA 19372

610-384-3296

thorndalem@yourgoodwill.org  
www.yourgoodwill.org

610-384-1524 fax



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610-269-2212

610-269-1422 (FAX)

M-F: 7AM-6PM

SAT: 8AM-1PM

