



# News and Views about the Neighborhood

## Beaver Run Knoll Community Association

### How to Keep Your House Cool in a Heat Wave

May 2017



The heat of summer is on its way. Here are some tips to help keep the house cool as the temperature rises.

- Close blinds and curtains on south facing windows.
- Use low-heat LED or CFL bulbs, keep lights off when not needed.
- Cook on the grill or in microwave. If you must use the oven, turn it off a few minutes before opening.
- Keep electronics off with a surge protector.
- Keep doors and windows closed tightly and locked to minimize small gaps of warm air getting in.
- Run ceiling fans counter clockwise, but only when your in the room. The motor can increase the temperature of the room.
- Clean air conditioner filters.
- Use appliances only at night.

#### Message from the Board

- *The board would like to apologize for any inconvenience with the cancelation of the Easter Egg Hunt.*
- *The board welcomes opinions on the polling place issue. Please forward your comments to Tamara.*
- *Homeowners are responsible for their sewer line from the standpipe to the house.*

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### Beaver Run Knoll Contacts

Tamara McGarry, Office Mgr  
 610-269-4623 (voicemail)  
 beaverrunknoll@verizon.net  
 (email)

Office Hours:  
 Monday, Wednesday, Friday  
 8:30-11:30 am

Website:  
 www.BRKCA.org

Send news and announcements  
 to beaverrunknoll@verizon.net  
 Upcoming Board Meetings  
 7pm in Clubhouse  
 June 20, July 18, August 15

For Emergency: 911



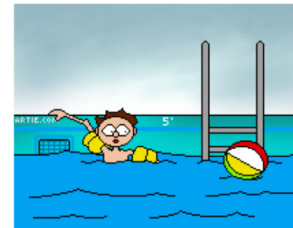
## Swimming Etiquette and Safety

The pool is there for the enjoyment of many. Here are some suggestions for how to make sure that everyone can enjoy the pool this summer.

1. **No running.** There is no need to run on slippery concrete. If someone gets even a drop of blood in the pool, it may have to close. Encourage your kids to listen to the life guard.
2. **Watch your children.** The life guard is not your personal babysitter. They have a job and that is to keep everyone safe, not just your little one.
3. **Clean up after yourself.** Everyone likes a picnic by the pool, but don't leave your wrappers laying around. Pick up after yourself and your family. Your neighbors will thank you!

4. **When the pool is crowded with swimmers, please leave full body rafts or large floatation devices outside the pool for everyone's safety. Pool noodles are a safe alternative.**

See the BRK website for full pool rules.



Pool Opens May 27, 2017....

## Looking for Volunteers

Recreation is looking for volunteers to assist with the end of summer party. One person cannot do it all their self. Consider helping this year.

**Warning:** Per the bylaws, work trucks are not to be parked in the neighborhood for more than 3 days. Parking spaces are needed for those who use the pool. Be considerate of your neighbor.





# General Information

Lawn Cut Day: Tuesday

Trash Collection Day: Thursday

Voting Location: Beaver Run Knoll Clubhouse

School District: Coatesville

Landscaping: Ross Landscaping  
610-701-0317

Snow Removal: Ross Landscaping

Caln Township Administration

293 Municipal Drive

Thorndale, PA 19372

610-384-0400

Caln Township Police

610-383-1821

610-383-7000 (after 4pm)

Public Works/Trash Collection

610-384-6000



# Board Meeting Highlights

## March 2017

Six board members and six guests were present. Considering a speed bump on Lancaster around 554. Security cameras, pros and cons of this discussed. Looking for input regarding the sprucing up of the neighborhood. An example of this would be changing shutter colors, siding colors etc. Suggestions can be sent to Stacy Weldon. Will get street lights changed to LED bulbs as they need changed.

Vanguard: \$439,906.77

Checking Acct: \$71,954.23

## April 2017

Seven board members and four guests were present. Discussion of upcoming Yard Sale, signs and flyers to be posted. Tamara will be on vacation and her daughter will be working in the office for her while she is gone. Sinkhole at 246 Carlyn. Polling station has been moved to Beaver Run Knoll clubhouse as Wedgewood has pulled out of usage after many years. We will do this on a trial basis. Expect a light turnout for this primary voting.

Vanguard balance: \$452,279.90

Checking Account: \$69,514.72

## May 2017

Five board members and one guest attended meeting. Concern expressed regarding large body rafts in the pool. All residents must pay for pool pass and be in good standing with their dues to be eligible to swim in the pool. Considering spraying the pool area for ticks, office will check with a pest control operator. Board discussed the checking balance is too high, will transfer \$45,000 from checking to the reserve account.

Vanguard balance: \$452,279.90

Checking Account: \$83,407.54



## Upcoming events

Yard Sale had poor weather this year. Board is considering a mid year yard sale. This will be discussed at the next board meeting.

Date for the End of Summer party to be discussed at the next board meeting.

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## Beaver Run Knoll Board Members

President– LaVerne Burton

Vice President– Mike Thurston

Treasurer– Matthew Hartland

Secretary– Anita Routzahn

Landscaping– Open

Capital Improvements– Steve Parsons

Communication– Open

Recreation– Pat Moore

Architecture– Stacy Weldon

Nominating Committee (2)- Open



## Newsletter New Look, New Ideas

Perhaps you noticed the new layout of the Beaver Run Knoll Community Association Newsletter. Do you have an idea for a future story? Maybe a feel good story for the community? Or maybe your family has celebrated a milestone. Email your news and ideas to:

Beaver-  
runknoll@verizon.net



When sending info,  
place "newsletter" in  
the subject line

Do you have a business that you would like to advertise in the newsletter? Send your updated business card.

**Board Members needed:**

**Landscaping,  
Communications**

**And**

**Nominating Committee**

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