



**Beaver Run
Knoll**
Homeowner's
Association

Beaver Run News



BRKCA Contact Info

Mary Lodge, Office Mgr.

Voicemail 610-269-4623

Email brkca@juno.com

Urgent Calls - 610-883-6849

Emergencies call 911

Office is open Monday,
Wednesday and Friday
mornings from 8:30
until 11:30 AM

Web Address
www.brkca.org

Important Dates

February 14th - DRC
February 15 - Board Mtg.

March 14th - DRC
March 15th - Board Mtg

April 18th - DRC
April 19th - Board Mtg

Capital Improvements Programs

Two Capital Improvement projects are currently in process at Beaver Run Knoll.

Last Spring, the Board approved paving of Lancaster and Springfield Courts as well as installation of 9 new parking spaces by the pool house on Lancaster Court. Unfortunately, the Township has not yet issued the permit, though we hope to receive it this spring. Once the proper permits are received construction of the new parking spaces in the center island at the top of Lancaster Court will begin, followed by paving then relining and renumbering.

The second project is the re-grading of the retention area behind Lancaster Court as required by the Township. This area is near the tennis courts. The purpose is to solve the drainage problem in the area. Work on this should begin as soon as the weather breaks.

Beaver Run Knoll Needs You!

Are you interested in having an impact on what goes on in your community?

If so, then have we got a position for you! Actually we have three positions for you. We currently have an opening in Landscaping, Recreation and Communications.

Board meetings are the third Tuesday of the month. The Landscaping position is part of DRC which meets on the Monday night before the meeting. Board meetings usually take about an hour. DRC meetings are usually over in half that time.

Help shape the future of Beaver Run Knoll. Call Mary today!

WANTED

3 New Board Members

Landscaping, Recreation, and Communications

Help shape the future of your community!
Help keep our association dues low!!
There currently is no one representing
Devon or Carlyn Court on the Board.

**Call Mary at 610-269-4623
for more info.**

Beaver Run Knoll Board Members

President

LaVerne Burton

Vice President

Michael Thurston

Secretary

Anita Routzahn

Treasurer

Jim Marshall

Capital Improvements

Tom Miller

Landscaping

Open

Architecture

Steve Parsons

Communications

Open

Recreation

Open

Nominating

Susan Hlavacek

Send News, Announcements, Ads to brkca@juno.com

Contractors

Landscaping	Main Line Turf
Snow Removal	
Electrician	Kevin Davey
Trash Collection -	Wednesday
Voting Location	-Wedgwood Estates
School District	Coatesville

Important Numbers

Caln Township Admin 610-384-0400
 Caln Township Police 610-383-1821
 Police (after 4 pm) 610-383-7000
 Public Works 610-384-0600
 (Includes Trash Collection)

Caln Township Administration

253 Municipal Drive
 Thorndale, PA 19372
 Open: 8 AM to 4:30 PM

Announcements & Reminders

2010 Year End Summary

The new sign for the entranceway was finally installed.

The standing pipes in the detention areas of the community were treated for rust and painted. The shed by the pool area was painted.

Various curbs in the community were painted and stenciled to indicate no parking areas in an ongoing effort to prevent residents from parking in unauthorized areas.

New chairs and umbrellas were purchased for the pool area. The existing pool furniture was at least 10 years old.

17 Properties were sold in 2010. (4 more than the previous year)

Dog Owners

All of the snow and cold weather we have had this winter has made it hard for pet walkers. What's even harder is walking your pet and stepping in a pile of dog poop that someone has not cleaned up.

We're all walking our dogs on the same paths that the snow blowers have made. Please be a good neighbor and pick up after your pet.

Visitor's Parking

Remember, visitor's parking is not for long term storage of a vehicle. Vehicles that remain in the same spot for a length of time will be ticketed and towed. Commercial vehicles may not be parked in Visitor's parking overnight.

Welcome to New Homeowners:

Carlyn Court

Teresa Bianculli
 Adam Sibley

Chester Court

Charles and
 Vivian Kessey

We hope that you enjoy your new home and living in Beaver Run Knoll. Please contact the office if you have any questions about living in our community.



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Cruise Consultant

722 Springfield Court
 Downingtown, PA 19335
 Phone: (610) 873-8126



Ginger Haase
Store Manager

3231 Lincoln Hwy.
 Thorndale, PA 19372

610-384-3296

thorndalem@yourgoodwill.org
www.yourgoodwill.org

610-384-1524 fax

January Board and Annual Meeting

The January Board and Annual Meeting took place on Tuesday, January 18th. Minutes of the November meeting were approved as submitted.

Snow removal procedures were discussed. We are still enforcing the stipulation that shoveling of sidewalks is not automatic when snow accumulation is less than 3 inches. Despite minor problems, it was agreed that the snow removal has improved over last year and Mary has received very few complaints. Mary Lodge and Mike Thurston will continue to interface with Main Line Turf regarding snow removal.

Jim Marshall gave the Treasurer's report. We ended the year \$3700 over budget, mostly due to snow removal costs which are hard to predict. Beaver Run Knoll is in excellent financial shape and it's encouraging that the debt percentage is not higher.

Steve Parsons has been in contact with Comcast who replaced all the boxes that were identified as needing repair or replacement. Steve will do a walk around in the spring to confirm.

The speed flashers that the Township installed along GO Carlson Blvd. in early December were very effective

in deterring speeding along that road. Can we look into purchasing two and use them periodically to deter speeding? Mary has spoken to Lt. Nash about this and he referred her to Jeff McClintock. Mary will call Jeff to discuss further.

An update on the Lancaster Court Basin repair and the Lancaster/Springfield paving project were presented. A bid from Total Site Development for repair of the basin was accepted. We are still working on getting permits for addition of parking spaces at the top of Lancaster court from the Caln Township Zoning Department.

Mary will be talking to a new pool management company for 2011. There were problems this year with American Pool Management. Replacement of two side doors in the pool house will be taken care of.

The Board meeting was adjourned and the Annual Meeting opened. The ballots were read and the budget for 2011 was passed. Anita Routzahn and Tom Miller were reelected to the Board. The Annual Meeting was then adjourned.

BRK, Looking Pretty Good!

Stephen Lee Parsons

Dear Residents,
Your Board Members spent a good bit of time, (and your money) last year on long overdue clean up, paint up projects, and some Capitol Improvements, from a really nice, new Entrance Sign, Swimming Pool Repairs, down to painting those rusty old Stand Pipes. All this, in addition to the normal maintenance chores of Landscaping, weed pulling, cleaning up after storms, etc.

I recently had some first time visitors to my house, and they were surprised at how good we look compared to other, older Townhouse Developments they have seen. They were especially impressed, as are most visitors, with the design and expansive size of our Common Ground areas. But it's discouraging to do our Walk Around Fall inspections of homes and see such repeat violations as moldy or mismatched vinyl

siding, shutters, concrete steps in disrepair, all projects that are the responsibility of the Homeowner. I grew up in West Philly (in those days we called it a Row House on a Dead End Street, instead of a Townhouse on a cul-de-sac) and know that it only takes one bad looking house to detract from the appearance of a Court. It does not take much time and expense to keep the outside of our houses looking good, and complying with the regulations that we all agreed, in writing, to meet when we made settlement.

With the depressed housing market and Real Estate values going down, we really need to keep ahead of the curve and protect our investment.

So please, do a little personal home inspection when the weather clears and make a resolve to "Git-R-Done" when the robins start chirping this Spring.

**Beaver Run Knoll Community Association
631 Lancaster Court
Downingtown, PA 19335**

**Visit Us On The Web
www.brkca.org**

Holiday Decorations

Beaver Run Knoll was aglow this holiday season as many houses decorated with lights and blow up figures. Some houses went all out. You could see the homes on Chester Court that had white icicle lights from both gutters all the way up on Springfield Court.

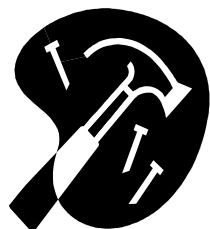
It was suggested that next year we revive the best decorated home for the holidays. It will be hard to choose but a fun contest.

Holiday decorations should be removed by the end of January. If you still have lights and decorations up please take them down as soon as possible.

Homeowner Recommended!

**Tree Removal—Stump Grinding
Steve Snider
484-459-0548**

Reasonable Prices for Tree Work!



J. Carlos Garcia
General Contractor

110 Chester Court
Downingtown, PA 19335
484-340-0261

WINTER REMINDERS

- **PLEASE HELP YOUR ELDERLY NEIGHBORS OUT WITH SHOVELING THEIR WALKS!**
- **PLEASE CLEAN UP AFTER YOUR PET! NO ONE WANTS TO STEP IN ANYTHING NASTY!!**
- **PLEASE DO NOT PARK AROUND CURBING IN A SNOW STORM SO THAT PLOWS CAN GET THROUGH!**