



**Beaver Run  
Knoll**  
Homeowner's  
Association

# Beaver Run News



## BRKCA Contact Info

### Mary Lodge, Office Mgr.

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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](http://www.brkca.org)**

## Important Dates

November 14th - DRC Mtg.  
November 15th - Board Mtg.

December 12th - DRC Mtg.  
December 13th - Board Mtg.

January 16th - DRC Mtg.  
January 17th - Board Mtg.

January 31st - All Outside  
Holiday Decorations Must  
Be Removed

## *Playground Vandalized*

The Springfield Court playground was recently the recipient of some unwelcome graffiti including little hearts, curse words, and an obscene drawing.

This incident is just one example of a problem the development is having with unsupervised teens that began after August 1st. The playground is a hangout for a group of teen girls. Another problem is teens hanging out at the corner of G O Carlson and Carlyn/Lancaster Court after dusk.

Police were summoned when some of the teens on bikes were playing "chicken" with cars turning up Lancaster Court. Someone has also spray painted graffiti on two of the PECO/Comcast boxes on the right side of the development heading out to Lloyd Avenue. Teens and tweens are riding their bikes in the middle of the streets, often creating a hazard for motorists. Residents on Springfield Court who opened their windows during the warm days in early September were greeted with the sounds of Teens yelling and swearing.

Parents of teens be advised that vandals will be prosecuted, when caught, if they deface equipment or play-

grounds or damage property in Beaver Run Knoll. Caln Police have been notified of the incidents and are also keeping an eye out for Vandals, as well as groups of teens hanging out. If any residents see teens hanging at any of the playgrounds and they seem to be marking up the equipment please call 911 immediately.

If you are a parent of a teen please have a discussion with your teen about their activities and what is appropriate behavior and what is not. The three playgrounds are intended to be a safe place for younger children to play, not a place for groups of teens to hang out. Please make sure that your teens are not hanging out at the playground, or on the street corners in large groups and that they practice bicycle safety when biking in our neighborhoods.

A big thank you goes to the Springfield Court residents who cleaned up the graffiti on the playground.



**Beaver Run Knoll  
Board Members**

**President**

LaVerne Burton

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Michael Thurston

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Anita Routzahn

**Treasurer**

Open

**Capital Improvements**

Open

**Landscaping**

Susan Hlavacek

**Architecture**

Steve Parsons

**Communications**

Vivian Keesey

**Recreation**

Open

**Nominating**

Open

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

**Contractors**

Landscaping	Anastasi
Snow Removal	Anastasi
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

*Nightmare On G.O. Carlson* **Steve Lee Parsons**

Before I bought my house on Chester Court, many years ago, I walked around for a bit. Two things I was concerned about were the breakthrough of G. O. Carlson and connection over Beaver Run Creek, and housing construction to our West.

The Realtor, at the time, assured me that the property to our West was designated as "wetlands" and construction would not be allowed. As for the road construction, I was advised that this was on the Township Road plan and would eventually happen.

Well, guess what, the "wetlands" must have dried up, or someone's palm must have been moistened, because we now have additional traffic roaring back and forth to Edges Mill development at all hours .

As for Carlson, the extension of this road will be a nightmare for us residents, all along our little stretch of Real Estate. Both single family and BRK residents will face a roar of traffic, safety hazards, increase in crime, pollution, etc. Some years ago, we conducted a survey and the residents almost 100 % , were opposed to any extension of Carlson. We took these petitions to Caln Township Board Meeting and stated our opposition to any plan to extend this road. A recent

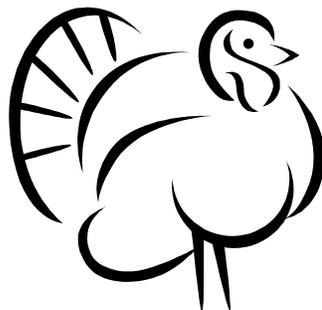
discussion with the Caln Township Manager, assured me, that, while the road extension would be of great benefit to residents outside our community, there are, currently, neither plans nor funding for this project. What is really saving us is the need for a bridge over Beaver Run. We all know that things can change, rapidly, and most of us do not want to wake up some morning to see bulldozers and bridge builders pushing through the woods at the end of Carlson.

So, what can we do ? There is a "Regional Economic Study" ongoing in Caln, and six other local municipalities to evaluate existing assets, etc.

The Public is invited to visit this study, and make comments on the website listed below relating to potential projects.

[www.westchestercountyfuturefocus.com](http://www.westchestercountyfuturefocus.com)

Please take the time to do two things. Just envision a stream of traffic comparable to business Rt 30, streaming East and West on Carlson, and then click on the website, write to Caln Township, contact our local Pa Representatives, etc. to put the "suits" on notice, that we do not want this road cut through!



**HALLOWEEN!**

Beaver Run Knoll follows Caln Township and celebrates Halloween on Monday, October 31st from 6 PM to 8 PM.

If you are handing out treats please leave your porch light on!

## August Board Meeting

The August Board meeting took place on Tuesday, August 16th. Ron Dill from Anastasi Landscaping discussed Anastasi's capabilities with the Board. Anastasi is one of two companies being considered to replace Main Line Turf for both landscaping and snow plowing. The meeting then continued.

Minutes from the July meeting were approved as read. Treasurer's report shows that we are on track for income and low for expenses against what was budgeted.

Menu is set for the August 27th End Of Summer Pool

## September Board Meeting

The September BRKCA Board meeting opened at 7 PM on Tuesday, September 20th. Brogan Landscaping came to talk about their company as a possible landscaping company for BRK. Officer Nash from Caln Police came to talk about any issues we had where the police could be of assistance.

Minutes of the August meetings were approved. The annual audit was voted as approved. The pool has been drained and covered. Everything has been put away for the season.

We did not have our annual End of Summer Pool Party due to the hurricane. LaVerne presented information about an outdoor bulletin board that would attach to the garage wall of the pool house near the mailbox.

There is a concern that Caln Township is delaying issuing the required permits holding up parking space construction and repaving. We have a short window of time before it gets too cold to pave, and before our bid expires. Steve suggested attending the Caln Township meeting the following week if we can't make progress before then.

We are ready to go on the Lancaster and Springfield

Party. Electrician has almost completed work on the new junction box for Devon Court and the new light for BRKCA sign on G O Carlson.

The formal confirmed proposal from Lyons & Hohl, renegotiated at \$153,655; project to begin on the Lancaster/Springfield Court paving project.

A decision was made to hold a special August board meeting to interview Brogan Landscaping and to also discuss Mary's job description.

The meeting was then adjourned.



Court rewiring job. Hopefully all work will be done by the end of November.

Office Manager, Mary Lodge, received information from Caln Police that the child touching incident was a non-issue. It was a harmless gesture on the part of an older man and there was no inappropriate behavior whatsoever.

The meeting was then adjourned.

### Original Stink Bug Trap

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[www.indoorstinkbugtrap.com](http://www.indoorstinkbugtrap.com)

## *Lancaster/Springfield Court Paving*

By the time you read this newsletter we should have, or almost have, 9 new parking spaces near the pool house as well as a dedicated van accessible handicap parking space. Both Lancaster and Springfield Courts will have been resurfaced and lines striped.

It would have been nice to add additional parking on the center or lower sections of Lancaster Courts as part of this project. Unfortunately we can not add any

### *Did You Know?*

You own and are responsible for maintaining the sewer line running between your home's exterior and the street. It's highly vulnerable to clogs and blockages... from tree roots, pipe collapse and common waste, which can happen at any time. In most cases, those lines were put in place when your home was originally built and may have gone through years, or even decades, of seasonal changes, root invasions, or cumulative blockages.

Did you know that your water and sewer line breakage is probably not covered by your homeowners insurance? You may need to have a special rider attached to your policy for that. Pennsylvania

American Water provides a program that covers both your water and sewer line from your home out to the main. I spoke the Pa. American Water to get a clarification of their program. They will insure up to \$8,000 on your sewer line (\$9.00 per month and \$3,800 on your water line \$5.50 per month.

If you have a problem with either, you call them and they will take the information and call out a licensed plumber within 24 hours and they will do the work. According to them with no out of pocket expenses to

spaces along the curbing in those sections due to water run off, the slope of surrounding ground, and the width of the street at those sections.

The BRKCA board would like to thank everyone on Lancaster and Springfield Courts for their patience in having to find parking while this work was being completed.

you except \$50.00 service fee for the sewer line only.. I asked how could they they afford to do this. Their representative stated that they operate in 16 states in the US and capable of handling paying the claims.

Without a program of this type, it could cost you the homeowner over \$3,000 for the repair of a sewer line.

American Water also has an In-Home Plumbing Emergency program. Sudden in-home water related leaks and blockages can be extremely costly, and most homeowner insurance policies do not cover such repairs. A great companion to your existing Service Line Protection Program is the In-Home Plumbing Emergency Program. For just pennies a day, you can protect yourself from the cost and inconvenience of emergency plumbing repairs.

An overflowing toilet, clogged bathroom sink, broken water pipe under your sink, or backed up bathroom drain are just a few examples of the coverage you'll receive under this Protection Program.

If you would like a more detailed explanation of the there program you can call 866-430-0819.



## *Congratulations!*



Congratulations to 8 year old Madeline Rudolph, one of our younger community members, on receiving a "Certificate of Bravery" for hearing her father falling outside, finding him "out cold", and running to her neighbor to get help. The certificate states that through her action she saved her father's life.

# October Board Meeting

The October Beaver Run Knoll Board meeting took place in Tuesday, October 18th. Minutes were approved as read. Treasurer's report shows that we are on target for budget versus actual on income and expenses.

Vivian Keesey has joined the BRKCA Board as of this meeting. She will take over the Communications position. Susan Hlavacek will move to the Landscaping position.

Steve Parsons reported that the electrician expects to complete installation of the electrical lines for street lights in conduit on Springfield and Lancaster Courts by the end of November. The paving project on Lancaster and Springfield Courts has begun. Steve to

follow up with Ray, our consultant, to make sure this project moves forward at a good pace.

It was decided to go to a new format for the coupon books that residents use to pay their 2012 dues. Vivian will work with Mary to get the books designed and printed. These will replace the copied and stapled coupons that have been distributed for over a decade.

The preliminary budget was discussed in anticipation of next month's budget meeting. The final budget will be presented to the community prior to the December Board Meeting. The meeting was then adjourned.



## Community Reminders

### Trash Cans and Recycle Bins

Trash cans and Recycle Bins should be brought to the curb the evening before trash pickup (usually Tuesday night) and moved back behind your home on the night trash is picked up! There is a \$50 fine for not removing your trash can or recycle bin to the rear of your home on trash day!

### Snow Removal

Residents are responsible for shoveling or clearing the walkway up to their door, and for their two numbered parking spaces. Please do not shovel snow into the middle of the roadway after the plow is done plowing the community. Do not park along the curb

during a snow storm. We are using a new plowing company this year. If there is a problem with the plowing during a snowstorm, please let Mary in the office know.

### Keep Your Vehicles Locked

The best defense you have against vehicle break-ins and theft is to keep your vehicle locked. If you see anyone or anything suspicious in our parking areas or in the community, please call 911 immediately.

### Holiday Decorations

Holiday Decorations can be put outside on Thanksgiving weekend and must be removed by January 31st.

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[www.harlancustomcontracting.com](http://www.harlancustomcontracting.com)

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

**Visit Us On The Web!**

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

## *Are Your Children Being Good Neighbors?*

Recent activity has brought some concern to Devon Ct neighbors. Children are riding scooter and bikes all over Devon Ct. They are playing in the street and hanging out by Devon Ct residents properties. That would include vehicles and private property. This is not a problem unique to Devon Court.

Parents, please advise your children that the road is not a play ground and that everyone's property is private. Children should not play on nor hang out near parked vehicles.

Please note that the school bus pick up is on the township road, G.O Carlson. Hanging out on the curbs of Devon Court is not safe. Vehicles must maneuver around children causing them to leave their proper lanes. Backing out of parking spots is difficult.

Please remind children to respect their neighbors and their property and be careful when they play outside.

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