



July 2015
NEWSLETTER

Beaver Run Knoll

Newsletter July 2015

News and Views about the Community

BRKCA Contacts

Mary Lodge, Office Manager
610-269-4623 (voicemail)
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
Send News, Announcements
and Ads to:
beaverrunknoll@verizon.net

Board Meetings 7pm

Tuesday, August 18, 2015

Tuesday, September 15, 2015

Tuesday, October 20, 2015

All residents are invited to
attend the board meetings!

Beaver Run Knoll Community
Association Clubhouse

Emergencies

Cynthia Dallara

This summer has had its share of storms. In the past month two tornado warnings have occurred in Chester County. Were you properly warned? Consider signing up for Emergency Notifications at ReadyNotifyPA.org. From this site, you can sign up for alerts for your email, pager or mobile phone. Local alerts are customized to your preference about emergencies, severe weather and road closures.

ReadyChesCo.org is our local mass notification system. You can sign up for emergency information and government information, marking the preferences for the information you want to receive. The service is FREE. You can customize your alerts to only notify of an alert during time specified by you, however, tornado and flood warnings will alert at any time.

Options include information on weather, transportation, specific community updates from various townships (Caln is included), county services, and county government closing.

Stay prepared this summer!



To All Homeowners of Beaver Run Knoll:

It has been brought to our attention by the Caln Township Engineer that Beaver Run Knoll does not have effective guidelines in place for oil spills due to oil leakage from vehicles in our development.

On Tuesday, July 14, we had a situation on Lancaster Court. There was a large oil leakage from an automobile in one of the numbered parking spaces. The township engineer was called and immediate action was required by Beaver Run Knoll to contain and cleanup the spill from that parking space that day. As a result of that leakage, the entire parking space had to be cleaned by a qualified environmental company, resealed and a report sent to the township for their subsequent inspection. This cleanup was very costly.

Going forward, we will be inspecting all parking spaces as part of our routine community inspections and violations will be issued when necessary. To make sure that we are currently in compliance, we will be inspecting all parking spaces in the coming few weeks and issuing violations where necessary.

If you see any oil leakage in your parking spaces, the oil must be cleaned up immediately. **Please do not use water to wash it away.** There are solvents available that will absorb the oil. If Beaver Run Knoll has to clean up the spill, the homeowner will be assessed for the cost of the cleanup. Any fines issued by the township will be the responsibility of the homeowner.

Thank you for your prompt attention to this matter and going forward, for making sure that your vehicles in good repair and not leaking any fluids.

Board of Directors

The Beaver Run Knoll
Community Association



Summer Quotes

Rest is not idleness, and to lie sometimes on the grass under trees on a summer's day, listening to the murmur of water, or watching the clouds floating across the sky, is by no means a waste of time.

~[John Lubbock](#)

Don't cry because its over.
Smile because it happened.

~[Dr. Seuss](#)



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- Ross Landscaping
610-701-0317

Snow Removal- None appointed

Lawn Cut Day: Tuesday

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

Deborah Hinchey

Yelena Rednikov and Yuri Kaminsky

Mandie Sload

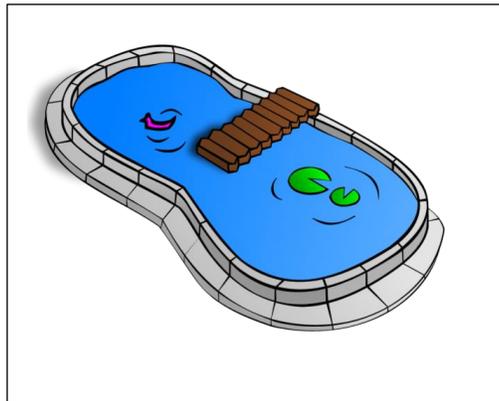
Adam Boyd and Kimberly Fulmer

Food Music Free Swim

Saturday August 29th

Summer Pool Party

4- 8 pm



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

May 2015- Three guests attended. Dooley Pyne landscapers resigned from their job. They were “unable to meet our demands and expectations.” Bids will be obtained for new company. Yard sale set for June 13. Pool opens May 23rd. Tennis court net needs replaced. Discussion of fertilizing the lawns, in the past done by Tru Green.

June 2015- No guests present. Plan developed for a Beef and Beer party for July 25, 2015. Food will be ordered from Rose at St. Anthony's. Mini kegs are available from Wegmans. Purchasing two Adirondack chairs for the Club House Patio. Considering window replacement for the club house, these are original windows. Discussion of a speed bump on Lancaster Court to slow down the traffic before someone gets killed. We would likely need a permit from the township for this. New landscaping company (Ross) completed their first cut. Changed cut days to Tuesdays. Height of mowers was lower, they were quieter. They are hired through October.

July 2015- No guests present. Deck approved for homeowner at 628 Lancaster. Discussion of the oil spill at 520 Lancaster Court. An emergency response to the spill was put in place and the cost of this will go to the homeowner (\$1000 on the spot). Parking spots will now be inspected routinely. Pool Party date set for August 29th. Replacement windows needed for the clubhouse, bids being obtained.

Restaurant Review: Thai L'Elephant

Ever get that craving for Thai Food? Our options can be limited here in Downingtown, so our Thai food trip ventured us further to the outskirts of Chester County all the way to Phoenixville, PA. Thai L'Elephant recently moved to downtown Phoenixville and the new space was like being in Thailand. Décor was inspiring, the restaurant was hopping busy on this Saturday night. No reservation was needed for our 8pm seating for two.

An appetizer of Fuji Dumplings served with a sweet plum sauce came first. 5 steamed dumplings filled with apple, leeks, mushrooms and Thai spices, drizzled with chopped peanuts were enjoyed in no time in spite of the busy dining room. For our meals, we went with some traditional Thai items- Green Curry with shrimp and Siamese Noodles. The Green Curry arrived with a side of Jasmine rice. It was spicy and aromatic, with large well cooked shrimp. The serving was enough for left overs. Siamese noodles is a vegetarian version of Pad Thai. It was offered with or without egg when ordered. It arrived with a generous helping of perfectly cooked tofu. Overall the dish was slightly sweeter than expected, but tasted good just the same.

We were too full for dessert on Saturday. The biggest drawback to this restaurant was the lack of adequate parking. The borough has gotten more popular on Saturday night and this night was not exception. Unfortunately, we were given a parking ticket when we returned to the car at the end of the evening. If not for this, Thai L'Elephant would have gotten five choppers from me.

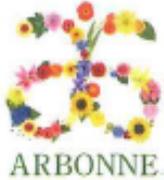
Thai L'Elephant
301 Bridge St. Phoenixville
610-935-8613
www.thaielephant.com

Four 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



LaVerne Burton
INDEPENDENT VACATION SPECIALIST

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



DOWNINGTOWN AUTOMOTIVE

901 W. LANCASTER AVE, DOWNINGTOWN, PA 19335

- OIL CHANGES
- STATE INSPECTIONS
- BRAKES
- ELECTRICAL
- TIRES
- FILTERS

610-269-2212

610-269-1422 (FAX)

M-F: 7AM-6PM

SAT: 8AM-1PM

