



November 2016  
NEWSLETTER

# Beaver Run Knoll

## Newsletter November 2016

### News and Views about the Community

#### BRKCA Contacts

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

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, December 13, 2016

Tuesday, January 17, 2016

Tuesday, February 21, 2016

Residents are invited to  
attend the board meetings  
in the Clubhouse

#### Goodbye and Welcome

The biggest news to share this quarter is a "Goodbye" to Mary Lodge and a "Welcome" to our new office manager, Tamara McGarry.

Mary served BRKCA for 18 years. She was almost impossible to replace. Mary knew many of the homeowners here personally. The history of BRK is in her DNA by now. We wish her only the best in her new endeavors. Thank you Mary for your many years of dedication.

A warm welcome to Tamara. She began working in the BRKCA office in October 2016. We are thrilled to have Tamara filling this role. Tamara has extensive experience with quickbooks, office management and property management. Tamara is serious about her work, focused and diligent. Feel free to stop and introduce yourself to Tamara as she ushers in a new era at Beaver Run Knoll.

#### Winter Reminders

- Winter decorations may be installed the Saturday before Thanksgiving and removed by January 31<sup>st</sup>.
- During a snow event, refrain from parking along the curbs. Homeowners are responsible for shoveling parking spots and walkways leading up to their property. Consider assisting your elderly neighbor with shoveling their walkway and parking spot.
- Use caution when driving through the neighborhood. The posted speed limit is 15 miles per hour.

## Waste Removal

Over the past month or so, I have noticed various items not picked up by Eagle Disposal and left out on the curb by homeowners. Please review the following guidelines. (Source: Caln Township Website)

### TRASH GUIDELINES

Caln Township provides once per week trash pick up to eligible residential properties. Residents may put out their township issued trash cart, in addition two additional 35 gallon water tight trash containers or bags on each collection day.

### RECYCLING GUIDELINES

Recycling is unlimited and shall be placed in the recycling cart provided by the Township. For additional information on items which should be recycled and placed in your recycling cart, see the township website.

### BULK TRASH GUIDELINES

The contractor will pick up one bulk item such as a chair, sofa or carpet (3 rolls tied 4 feet, long) each week. White goods such as refrigerators may be picked up if the freon is removed by the owner. This service is offered, as an option, by Eagle Disposal at 717-355-9560. A \$30 fee will be charged, by Eagle Disposal, for this service. Eagle Disposal also offers a "Special Pick Up" per Hopper Load for \$55.00 for those residents who may have an excessive amount of trash or bulk items that exceeds the township weekly limit. If you are interested in making an appointment, please call Eagle Disposal directly to make payment arrangements and an appointment at 717-355-9560.

### WEATHER & HOLIDAY CHANGES

Weather, holidays or equipment problems may delay the trash collection a day or more in some areas. Visit Eagle Disposal for additional information.

### HOUSEHOLD HAZARDOUS WASTE AND ELECTRONICS DISPOSAL

Due to the Pennsylvania Covered Device Recycling Act which addresses the recycling and disposal of certain electronic devices in Pennsylvania, the hauler can no longer accept computers, laptops, monitors, and televisions as a bulk/trash item. These items must be taken to an electronics disposal drop-off location. Visit Chester County Solid Waste Authority for additional information.

### GENERAL INFORMATION

As a reminder, trash and recycling must be placed at the curb no later than 6:00 AM on the scheduled day. However, we suggest placing your cans out for pickup the night before. If a missed collection is found, not due to the haulers error, it will be collected on the next scheduled collection day for your area.

Landscaping- Ross Landscaping  
610-701-0317

Snow Removal- Ross Landscaping

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

## Account Balances:

September 2016

Checking- \$44,964

Vanguard Reserve Fund- \$405,053

October 2016

Checking-\$55,156.50

Vanguard Reserve Fund- \$408,231.70

November 2016

Checking- \$53,177.01

Vanguard Reserve Fund-\$448,936.90

## Notice:

At the 11/15/16 board meeting, board voted to move \$28,000 from the checking account to the Vanguard Reserve Fund to add to our capital reserve funds.

## Notice:

Are you interested joining the board? The following positions are open: Architecture, Treasurer, Landscaping, Nominating. Contact Tamara in the office for an application.

Notice: Homeowners who pay their dues in advance by January 30<sup>th</sup> 2017 for the year 2017 will receive a choice of one of the following:

- Two free pool passes
- One free rental of the clubhouse
- Two free guest passes to the pool

## *Beaver Run Knoll Board Members*

*Laverne Burton-  
President*

*Mike Thurston-  
Vice President*

*Anita Routzahn-  
Secretary*

*Landscaping-open*

*Steve Parsons-  
Capital  
Improvements*

*Cynthia Dallara-  
Communications*

*Pat Moore-  
Recreation*

*Architecture-Open*

*Treasurer- Open*

*Nominating  
Committee (2) -  
Open*

## Board Meeting Highlights

**August 2016-** Six board members and three homeowners attended meeting. The board completed and emergency contact information sheet from Caln Township Police Department. Mary is sending this back to the township. Discussion of Solar Panels. Board agrees that they will approve solar panels through the usual DRC process as requests come in based on established specifications.

**September 2016-** Six board members and one guest attended the meeting. Discussion about doing a reserve study, the cost of this would be \$7000-\$10,000. Last study was completed in 1997. Lutz and Travelers, who does our annual audit will review with the board at the October meeting. Pool party was reviewed. Had a good turnout, but Rita's water ice had a scheduling mix up. They returned the next day to provide water ice. Clubhouse carpet needs cleaned. Renters need to be responsible to clean the room when finished. The board approved a \$300 reserve fund buy in for when homes are purchased starting January 2017. Will invite Ross Landscaping to the next meeting before a new contract is signed. Also, need to have an exterminator treat the pool area before the next season.

**October 2016** - Five board members and one homeowner attended the meeting. Also Andy Lutz (Lutz and Travelers) and Ross Landscaping were present. Mr. Lutz reviewed Quick Books and suggested that we add additional funds to the Vanguard Reserve Fund. When having a large expenditure (like a major snowstorm) communities will usually assess the homeowners for the additional cost of snow removal. BRK did not. Board held discussion with Ross Landscaping regarding expectations going forward. Expect to be notified of any sinkholes, expect front bed to be maintained, trim areas around the pool fence and basketball court. Budget draft was handed out.

**November 2016-** Six board members attended the meeting. Board agreed to give perk to all homeowners who pay their dues annually instead of monthly. Board agreed to move \$28,000 from Checking account to the Vanguard Reserve account. Concrete work to be completed on Chester Court.

8:52 AM

10/24/16

Accrual Basis

**Beaver Run Knoll Community Association**  
**Profit & Loss Budget Overview**  
January through December 2017

	Jan - Dec 17
Ordinary Income/Expense	
Income	
Clubhouse Rental Income	1,000.00
Dues	247,842.00
Pool Fees	6,000.00
Resale Packet Fee	1,500.00
	256,342.00
Total Income	256,342.00
Expense	
Accounting	2,000.00
Bad Debt	2,000.00
Discretionary	1,000.00
General & Admin.	
Advertising	75.00
Office expense	
Copier/Computer/Recorder	100.00
Office Supplies	500.00
Postage	500.00
Website	120.00
Total Office expense	1,220.00
Total General & Admin.	1,295.00
Insurance - Liability	5,600.00
Landscaping	
Aeration, seeding, turf repair	2,000.00
Bed Maintenance	2,520.00
Cleaning	7,000.00
Cutting	67,600.00
Fertilizer and Weed control	17,358.00
Misc. Turf Repair	1,000.00
Misc. Weed Control	1,575.00
Tree work	2,000.00
Total Landscaping	101,053.00
Legal Fees	500.00
Maintenance - Grounds/Roadways	10,000.00
Office Management Services	19,000.00
Office/PH maintenance	
Cleaning	3,200.00
Office/PH maintenance - Other	1,000.00
Total Office/PH maintenance	4,200.00
Recreation	
BRK party expenses	2,500.00
Playground Repair/Maint	5,000.00
Pool Contract	
Pool Repairs/Maintenance	1,500.00
Pool Contract - Other	23,000.00
Total Pool Contract	24,500.00
Pool Furniture/accessories	2,500.00
Total Recreation	34,500.00
Snow Removal Group	
Snow Removal	60,000.00
Total Snow Removal Group	60,000.00

8:52 AM  
10/24/16  
Accrual Basis

**Beaver Run Knoll Community Association**  
**Profit & Loss Budget Overview**  
January through December 2017

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	Jan - Dec 17
Tax Group	
1120 H Tax	1,000.00
Total Tax Group	1,000.00
Telephone/TV/Internet	2,000.00
Utilities	
Electric - Pool house	4,200.00
Electric - Street lights	4,000.00
Sewer / Trash	650.00
Water	1,000.00
Total Utilities	9,850.00
Total Expense	253,998.00
Net Ordinary Income	2,344.00
Net Income	<u>2,344.00</u>

**Budget Notes and Highlights**

- Board approved budget draft
  - Monthly dues increase by 5% to \$73.50 per month
  - Increase cost of rental for the clubhouse to \$50
  - Playground maintenance increased by \$4000 for mulch installation
  - Pool furniture budgeted \$2500 for chairs and umbrellas
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