



**Beaver Run  
Knoll**  
Homeowner's  
Association

# Beaver Run News



## *End Of Summer Pool Party*



**Saturday, August 27th  
4 PM until 8 PM  
Great Music, Food, and Fun!  
Open Swimming - No Pool**

### **BRKCA Contact Info**

**Mary Lodge, Office Mgr.**

Voicemail 610-269-4623

Email [brkca@juno.com](mailto: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](http://www.brkca.org)**

### **Important Dates**

August 15th - DRC Mtg.  
August 16th - Board Mtg.

**August 27th - Pool Party!**

September 19th - DRC Mtg.  
September 20th - Board Mtg.

**Sept. 17th - Fall Yard Sale**

October 18th - DRC Mtg.  
October 19th - Board Mtg.

## *Fall Yard Sale!*

The BRKCA Fall Yard Sale will take place on Saturday, September 17th, from 8 AM until Noon! It's a great opportunity to clean out those closets and make some money, or find that perfect bargain!



## *Lancaster/Springfield Court Paving*

Bids were opened and a contractor chosen at the July Board Meeting to construct 9 new parking spaces at the top of Lancaster Court and pave both Lancaster and Springfield Courts. Work will hopefully begin right after Labor Day.

The new parking spaces will be cut into the pool house side of the island at the top of Lancaster Court. A handicap van accessible space will be added at the curb cut in front of the pool house.

It is expected that residents will not be permitted to drive or park on Lancaster and Springfield Courts for two nights. All vehicles will be required to park elsewhere during those two days/nights. Residents will be notified of the dates and where they may park prior to paving. Vehicles that remain on those courts on the paving days will be towed. If you have any questions about this project please give Mary a call in the office.

## Beaver Run Knoll Board Members

**President**

LaVerne Burton

**Vice President**

Michael Thurston

**Secretary**

Anita Routzahn

**Treasurer**

Jim Marshall

**Capital Improvements**

Open

**Landscaping**

Open

**Architecture**

Steve Parsons

**Communications**

Open

**Recreation**

Open

**Nominating**

Susan Hlavacek

**Send News, Announcements, Ads to [brkca@juno.com](mailto:brkca@juno.com)**

**Contractors**

Landscaping Main Line Turf  
 Snow Removal  
 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

**Welcome to our new residents** moving in on Carlyn Court.

- Jason DiFederico
- Matthew Butler
- Gary Gordon.

**Damage to Cars on Carlyn Court**

Parents - please watch your children as they bike around Carlyn Court. There has been an incidence where children riding too fast around the lower end of the loop have run into vehicles and caused damage.

## May Board Meeting

The May Board meeting of BRK took place on Tuesday evening, May 16th. Minutes were approved as read. Treasurer's report showed year to date expenses on track with income.

Discussion took place regarding lighting problems on Devon Court. Only one contractor interested in bidding on laying wiring in conduit. Jim to follow up on this project.

We did not get three viable bids for paving of Lancaster and Springfield Courts. Ray Crossan, our consultant, to solicit more bids on this project.

Pool chair replacements have been ordered. Board voted no to adding a

**Eagle Scout Project**

One of our young resident is working to become an Eagle Scout! His project is to build an outdoor classroom for his school, Collegium Charter School, in Exton. He needs to raise about \$2,000. If you would like to help, please give Mary in the office a call or send an email to [brkca@juno.com](mailto:brkca@juno.com) and she will get you all of the information.

**Thank you to Tom Miller for serving on the BRKCA Board!**

sandbox to the Chester Court playground due to potential problems with animals using it as a litter box.

Discussion took place on landscaping issues. Landscaping and Snow Plowing contracts to be put out to bid in the fall.

Problem with where dirt was left after drainage repair behind middle of Lancaster Court discussed. Dirt and stones to be removed.

New signs will be made up for the Spring Yard Sale.

The meeting was then adjourned.

### Jim Hughes Builders

**484-888-5690**

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

Residential Contractor ~ Home Repairs

### CRUISES INC.



America's Premier Cruise Agency

**LaVerne Burton**  
 Cruise Consultant



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



## June Board Meeting

The June BRKCA Board meeting took place on Tuesday, June 21st. Minutes were approved as submitted.

Recreation reported that the modifications to the pool house bathrooms have been completed. The new pool company is doing okay.

Devon Court street lighting project is on track. Lights are on and wires being laid in conduit.

Possible new landscaping companies are being contacted to see if they would like to bid on 2012 landscaping and 2011-12 snow plowing.

A motion was approved to remove the dying plants in the beds in front of the pool house windows, both in

the front and back, lay down plastic or weed barrier, and re-mulch. **Residents are asked to keep their dogs out of the beds in front of the pool house.**

Arrangements are being made to get Fios for the Club House, which would include 2 phones and the internet for \$104/mth. – which is less than we pay for the phones alone. They’re to get back to Mike later this week.

The Spring Yard Sale did really well. Thanks to Goodwill Industries for providing a truck to collect unsold items.

The meeting was then adjourned.

# Join the BRKCA Board Of Directors!

Have a say in the decisions that affect your home and your community!

Represent your court. Currently we have no one representing Devon or Carlyn Courts.

Find out more! Call Mary in the office or email [brkca@juno.com](mailto:brkca@juno.com) today.

## July Board Meeting

The July BRKCA Board Meeting took place on Tuesday, July 19th. Minutes were approved as read. Ray Crossan, our paving consultant, presented bids received for construction of the new parking spaces at the top of Lancaster Court, and paving of both Springfield and Lancaster Courts. The bids were very close in price. After discussion a contractor was selected. It is anticipated that work will begin in September.

The dispute with PECO on their raising rates for the electricity for our street lights is still ongoing. Mary is trying to resolve.

There is a problem with one of the lifeguards not paying attention and his attitude. LaVerne and Mary will

follow up with pool company in the morning. (Lifeguard has since been removed from BRKCA.)

Devon Court rewiring is on schedule for completion and within budget. A new junction box for Devon Court was approved as well as lighting for the BRKCA entrance sign.

We have received bids for next year’s landscaping contract. Two prospective contractors will be invited to come to the August and September board meeting to discuss their services and community landscaping issues.

The meeting was then adjourned.

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

# **Annual Pool Party August 27th!**

---

**Visit Us On The Web  
[www.brkca.org](http://www.brkca.org)**

---

## ***Crime Notes***

This Spring several homeowners on Carlyn Court awoke to find that their vehicle tires had been slashed. The incident appeared to have occurred during the early hours of the morning.

Resident are asked to call 911 if they hear anything suspicious or see anyone in our community that doesn't seem to belong there. Caln Police would rather come to a false alarm than not be notified.

The PNC Bank advised us that over the past several days, they have received several counterfeit bills in various business deposits. Specifically, there appears to be a rash of \$50.00 bills all bearing the serial #GE00146896. These bills will NOT react to a counterfeit marker pen because they are processed on "bleached" paper. A \$10.00 bill was also received- serial # JE19315349A.

If you receive a questionable bill please call the Caln Police Department at 911.

**Thanks to Goodwill Industries for providing a truck to collect unsold items at the Spring Yard Sale!**



**Goodwill**  
i n d u s t r i e s  
K E Y S T O N E A R E A

**Ginger Haase**  
Store Manager

3231 Lincoln Hwy.  
Thorndale, PA 19372

thorndalem@yourgoodwill.org  
www.yourgoodwill.org

610-384-3296

610-384-1524 fax

## ***Trash/Sewer Discount***

Caln Township residents that are 62 and over are entitled to a "privileged citizen" discount on their trash/sewer bill; however, they must call the Finance Dept. (610-384-0600) to take advantage of same. The discount would drop the regular payment from \$99.00 to \$93.75 every two months.