



Beaver Run Knoll

Newsletter April 2014

News and Views about our Community

BRKCA Contacts

Mary Lodge, Office Manager
610-269-4623 (voicemail)
beaverrunknoll@verizon.net (email)
Urgent calls: 610-883-6849
Emergencies: 911

Office Hours: 8:30 am to 11:30 am
Monday, Wednesday, Friday

Website: www.brkca.org
Send News, Announcements
and Ads to: beaverrunknoll@verizon.net

May 19- DRC
May 20- Board Meeting

June 16- DRC
June 17- Board Meeting

July 14- DRC
July 15- Board Meeting

All residents are invited to
attend the board meetings!

Beaver Run Knoll Community
Association
Downingtown

Spring Fever

Cynthia Dallara

We made it! Winter is officially over. The long, cold, snowy winter is in the rearview mirror! Unfortunately, its effects on the neighborhood are visible to all.

Trash: Caln township has a new trash hauler. Our trash day is now Thursdays. Items should be at the curb by 6am on Thursdays. Up to 4 trash cans per week can be collected. One bulk item per week such as a couch or a sofa.

Recycling: No computers, laptops, monitors or televisions can be put out for the trash. These items **must** be taken to a electronics drop off/recycling location. The closest drop off location will be on June 20th from 9am to 3pm at Coatesville 9th & 10th grade center. See the Caln township website for further drop off sites and the complete schedule. Best Buy will also recycle your electronics for free. Just drop them in the vestibule.

Dog POOP: The melting of snow has uncovered a mine field of dog poop in the neighborhood. Be considerate of your neighbors and the environment. Pick up after your dog and throw it in the trash.

Spring Updates: Remember that plans must be submitted to the Design and Review Committee for any and all decks, patios, gardens, and architectural changes to your home.

Spring Inspections: Exterior inspections are scheduled and will be completed by Memorial Day. Outdoor areas are observed by members of the board. We are mainly looking for mold, missing or discolored shutters and any exterior damage that the winter brought. Additional items such as gardens, trees and shrubs that need attention will be noted. Don't wait for your neighbors to point these items out to you. The goal of exterior inspections is to maintain a clean, uniform, attractive neighborhood, which adds value to our homes property values.

Dates to Remember:

May 3rd - Cinco de Mayo Party

4pm- 7pm

June 14th - Community Yard Sale

8am-12 noon

Words of Wisdom and Inspiration... Wherever you go, no matter what the weather, always bring your own sunshine.

[Anthony J. D'Angelo](#)

HELP WANTED:

Do you own or work for a cleaning company? The Association is accepting proposals for the 2014 cleaning contract for the Clubhouse and bathrooms. Interested applicants can contact the office to discuss the requirements.

Have you Joined Next Door Neighbor Beaver Run Knoll?

Watch for a post card in the mail and join. You'll be privy to the most updated information from your neighbors. It's also a great place to get information about handymen, contractors, plumbers if you need some help with your home!

Correction:

The three board positions approved in January 2014 were Anita Routzahn- Secretary, Cynthia Dallara- Communications and Steve Parsons- Capital Improvements. No ballots were indicated for these positions due to the lack of nominees...

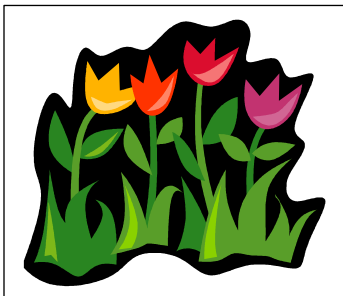
A Warm Welcome to our Newest Community Members

Carlyn: Erin McCullough and Crolina Pinilla

Lancaster: Margaret Pearson

Chester: Diane Wilkinson and Valerie Reti

Springfield: Michael Spangler



Community Clubhouse

The community clubhouse is newly renovated and ready for use! Reserve the clubhouse for your spring or summer party or event! Perfect for baby showers, birthday parties even book clubs! For more information call Mary in the office or see the lease agreement on the Beaver Run Knoll website. Residents interested in renting the clubhouse are required to meet with Mary Lodge, during business hours. All paperwork must be filled out, signed and deposits given prior to scheduling your event.

Pool Reminders

Spring is here and the pool season isn't too far in the horizon.

Remember to order your pool passes well in advance of the Memorial Day Holiday.

Applications for pool passes are available from the Beaver Run Knoll Website.

Pool passes are \$10 for adults and \$5 for children under 14 years of age. Please allow 7 Days from the date of submission of your application to receive your passes.

Applications received by May 16th will be processed and returned to you in time for opening day on May 24th. Applications received after that date are not guaranteed to be processed by opening day and you will not be authorized entry to the pool area on Memorial Day Weekend without a Pool Pass - NO EXCEPTIONS.



Need a Notary?
Call your neighbor:
Anita Routzahn
610-724-3700 or 610-518-5105
She has you covered!
Reasonable rates!

If you missed it on Nextdoor Beaver Run Knoll, here are some happenings in Downingtown, Caln Township Coatesville and our little piece of paradise:

- **Plumbers FH Swisher** have been getting rave reviews for their plumbing business with excellent customer service
- **JC Construction** got a shout out for their high quality renovations
- The Regal in Downingtown is getting an **IMAX screen**
- Downingtown Farmers Market returns in May **on Saturdays in Kerr Park**

Landscaping- Dooley-Pyne
Snow Removal- Dooley-
Pyne
Lawn Cut Day:
Wednesday

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

Restaurant Review: Triton Seafood Restaurant

In Greek mythology, Triton is the god of the sea, portrayed with the head and trunk of a man and the tail of a fish. Owned by Coatesville HS grad John Marsh, Triton Seafood has done the gods proud! The cooking style is described as "Calabash", named for a small North Carolina coastal town. It combines light breading with fresh fish.

Fresh fish dinners range from \$7.25 to \$14.00. For that price, diners can expect broiled or fried choice of fish (flounder and catfish are our favs), choice of 1 side (sweet potato fries, mac and cheese, collard greens, etc.), 4 or 5 hushpuppies and a small container of coleslaw. This creates a filling meal. Great value for the price! Our last trip to Triton we added an appetizer of fried pickles which were just salty enough without too much breading.

Going into Trion is a pleasure. There is a fresh fish smell and it is clean. This restaurant is spotless and shiny. The staff was helpful and friendly. What a great local spot. Try it out for your next fish fry! www.triton-seafood.com
610-873-3474

Four choppers out of five



*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*

*Jillian Sharkey-
Recreation*

*Sharon Hegney-
Architecture*

Treasurer- Open

*Nominating
Committee (2)- Open*

*Applications for
joining the board or
serving on the
nominating
committee are
available from Mary
Lodge, office
manager. Consider
giving back to make
your community a
better place to live!*

Board Meeting Highlights

January 2014- Board members and one resident gathered at 7 pm. The annual meeting followed the regular meeting. Discussion was had regarding the re-election of board positions. No ballots were sent with the budget this year due to the lack of nominees. The three terms officially renewed were: Capital Improvements- Steve Parsons, Secretary- Anita Routzahn and Communications- Cynthia Dallara. 15 homes were sold in 2013. Returned ballots to approve the budget were counted. 44 ballots all valid, all yes.

February 2014- Board members and several residents gathered at 7pm. Renewal for Grubes pool management was voted approved. Each year 3 positions are up for re-election to the board. Individuals are encouraged to join or run for election. Design and Review committee regulations have been updated and placed on the website, mailing to be completed.

March 2014- The Board Meeting was cancelled in March due to multiple board members being ill. There were not enough members for a quorum.



Community Reminders

Pets- No matter how small or harmless you think your pet is, please **Keep your pet on a leash!** Other residents may be afraid of dogs. Other dogs might not be as friendly. Even worse, your dog could be injured or killed by running in the road. As many as 1.2 million dogs are killed on American roads each year.

Advertise Your Business! Its **Free** for Residents!



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