



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

November 18- DRC
November 19- Board Meeting

December 16- DRC
December 17- Board Meeting

January 20- DRC
January 21- Board Meeting

All residents are invited to attend the board meetings!

Beaver Run Knoll Community Association
Downingtown

Beaver Run Knoll

Newsletter October 2013

Fabulous Fall

Cynthia Dallara

Falling leaves surround us this time of year. Pumpkins, apples and warm soups call us back to the inside table. Our kids and (maybe) ourselves are bundling into new jackets and burrowing under warm blankets. Football games, planting mums, raking leaves move to the top of the list. School and work routines have moved into full swing. Enjoy the season!

Top 5 Fun Things for Fall in Chester County

1. **Take a hike or bike along the Struble Trail.** Take in the fall foliage on this easy hiking and biking trail. A true gem of Downingtown.
2. **Support the locals: Stop by Victory Brewing Company, Stella Rossa, Green Street Café, Downingtown Diner or Molly Maguires.**
3. **Pick apples or pumpkins at Highland Orchards.** Fresh apples you pick or picked for you are a fall treat that can't be beat.
4. **Join the fun: Downingtown Halloween Parade on Saturday October 26th at 3pm.** Website: www.dtownchristmas.com/halloween.html

5. **Sugarloaf craft festival- November 1, 2, 3 at Oaks expo center.**

Top Five Fall Chores for an easy Winter:

1. **Clean up the garden. Now is the time to divide and transplant your perennials, by spring they will be ready to take off. Plant bulbs in the fall as well.**
2. **Inspect and clean gutters and downspouts.**
3. **Check the caulking around windows and doors. This will save you money in the cold winter.**
4. **Trim trees and remove dead branches**
5. **Aerate the lawn- wait, cross that one out its done by the HOA! Go back to the fun!**



Words of Wisdom and Inspiration... Peace is a daily, a weekly, a monthly process, gradually changing opinions, slowly eroding old barriers, quietly building new structures." -- John F. Kennedy

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.

A Warm Welcome to our Newest Community Members

Brian and Cristen MacInnis

Jenna Steiner

Luis and Alejandra Digiorgi

Brian and Sarah Tash

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 update information from your neighbors. Its also a great place to get information about handymen, contractors, plumbers if you need some help with your home!

2014 Budget

The **2014 Budget** will be discussed at the **November** board meeting and will be approved by the board members. After the November meeting, a copy of the budget will be provided to the community for review.

All homeowners are encouraged to attend the **December** board meeting to question or discuss figures on the **Board Approved Budget**. Following the December meeting, each household will receive a mailing

that includes the Budget Ballot (for vote), year-end statements and dues coupon books for 2014.

Voting for acceptance of the new budget, as well as voting for the reelection of board members whose terms are expiring, will take place at the **January** board meeting when all ballots are opened and counted. Make your vote count! Be informed! Attend the fall board meetings!

Community Clubhouse

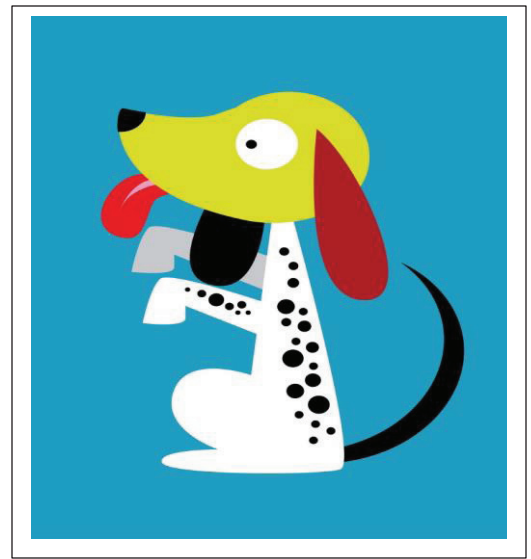
The community clubhouse is newly renovated and ready for use! Reserve the clubhouse for your fall party or event! Perfect for baby showers, birthday parties even book clubs! For more information call Mary in the office or see the lease agreement on the Beaver Run Knoll website.



Update on Tennis and Basketball Court: The Latest Scoop on Poop

Since putting in the new courts, dog poop has been found on the court. Updating the courts was requested by residents who wished to take advantage of this area. It is not a dog park! Dogs are not allowed in this area.

A new sign will be placed on the fence stating NO DOGS. Please do not walk dogs on the beautiful new courts! Don't forget the Dog Park on Lloyd Ave.



For those of you not yet signed up for Beaver Run Next Door, get up to speed on the happenings in Downingtown/Caln Township and Coatesville:

- Penndot is building a 32 space park and ride lot at the intersection of Route 322 and Lloyd Ave in Caln Township. They will be installing intelligent transportation system components, landscaping the area and building storm water management and mitigation sites. This is a Penndot project.
- After the closing of Waterloo Gardens, there has been the opening of a new garden center on Route 113 called LeBeau Gardens, the site of the old Gooseberry Nursery. The owner, Susan LeBoutillier's grandfather, opened the first Waterloo Gardens in Devon in 1942.
- Molly Maguire's opening in October
- Green Street Grille has replaced the Blue Café with new owners, try it out!
- Triton Seafood, a new restaurant, has opened in the Thorndale Shopping Center at the site of the old Blockbuster Video.
- Beaver Run Knoll's basketball and tennis courts have been resurfaced and refenced.

Fall/Winter Fertilization to take place end of October

Fall Clean-Up to take place around Thanksgiving



Contractors:

Landscaping- Dooley-Pyne
Snow Removal- Dooley-Pyne

Trash Collection:
Wednesdays
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-
600

Caln Township
Administration
253 Municipal Dr
Thorndale, PA 19372
Open 8am-4pm Monday-
Friday

Restaurant Review: Stella Rossa

My fearsome family of five set out to review the new Stella Rossa Restaurant opened in Downingtown earlier this year, in the space of the old Fire Creek Restaurant.

Our group had a reservation for 5 at 6:15 on a weekday night. We were greeted enthusiastically at the door, and seated promptly in a booth. Our booth had ample seating for up to six, but would be first class space for a group of four.

Our waiter was friendly and explained the menu, giving suggestions of house favorites. We ordered a variety of beverages, an extensive beer list and wines are available. At the table was a basket of bread. Tasty, but would have been better if it were served warm. Next came our cheese plate, consisting of Taleggio, aged Goat Cheese and Pecorinal Di Pienza. The plate came with figs, honey spread, toasted pecans and a variety of olives and capers. The table agreed the selection of cheese was delicious. We also tried Mozzarella Fritte, a lightly breaded and fried smoked mozzarella, served with a spicy tomato sauce. Four pieces to the order was plenty of cheese for the table. The mozzarella had a smokey, salty flavor, we all agreed was delish!

Our entrees focused strongly on pasta. We tried Crab and Linguini Rossa, Rigatoni Pizzaioli, Tortellini Alla Vodka. One person branched out to try the Chicken Maximus. Each dish was perfectly cooked pasta. Portions were hardy and three of us took doggie bags home for further enjoyment. My father nearly licked his plate of Crab and Linguini Rossa, so no leftovers for him.

Table service was the only draw back. Our waiter was busy, he seemed to have too many tables to attended. He was in a hurry to clear the table even when not all the diners were finished with their entrees. We awarded four out of five choppers! Happy eating!

Strongly recommend Stella Rossa. 610-269-6000
www.stellarossaristorante.com



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- Open

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

Board Meeting Highlights

July 16, 2013- Board members and several residents gathered at 7pm. Annual financial audit in progress. Caln Police attended the meeting. Preparation for the resurfacing of the tennis and basketball courts started. 145 Violations were cited during the summer inspections. Around 50 residents attended the summer Meet and Greet for new board members. Discussed re- mulching the playgrounds.

August 20, 2013- Board members and several residents gathered at 7pm. Concrete repairs for sidewalks completed. 18 residents also had their walkways repaired. Tennis/basketball court repaving on hold due to the rainy weather, Lyons and Holt are running behind schedule. Discussed purchasing a new shed for the pool furniture, current shed needs replaced. Plan for the end of summer pool party was discussed.

September 17, 2013- Board members and several residents gathered at 7pm. Home depot presented options for a new shed from Shed's USA. A landscaping complaint letter was read to the board. A New Year Party and the end of summer pool party were discussed. November starts budget planning, board members are asked to submit their budgets before the October meeting.



Community Reminders

Holiday Decorations- Outdoor holiday decorations and lighting can be put out the Saturday before Thanksgiving or after and must be removed by January 31.

Trash Cans- Please take your trash can and recycle can back behind your home on trash pick up days, usually Wednesday.

Pet Clean Up- Clean up after your pet, no matter how cold out! Your neighbors thank you!

Snow Reminders- You will soon see poles or stakes in each court to help our snow removal team identify the edge of curbs. Do not remove the stakes or allow children to play with them. During a snow event, avoid parking along curbing or center islands. Cars not parked in a parking spot interfere with street cleanup and may be plowed in. Front walks and numbered parking spaces are a home owner's responsibility. Do not throw snow into the roadway once the plow has cleared your court, it creates a hazard for everyone.

Gumballs- Fall cleanup will occur sometime in middle to late November. Unfortunately, the majority of gumballs and gum tree leaves don't come down until after the clean up. Take some time this fall/winter and clean up your yard of fallen gumballs. It will save your grass come spring! Gumballs on ice are a real hazard to walking. Keep your walk, parking spots and sidewalk free of gumballs.



Advertising is free to any Beaver Run Knoll 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
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



DOWNINGTOWN AUTOMOTIVE

901 W. LANCASTER AVE, DOWNINGTOWN, PA 19335

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

610-269-2212

M-F: 7AM-6PM

610-269-1422 (FAX)

SAT: 8AM-1PM

Write it on your heart...

Write it on your heart
 that every day is the best day in the year.
 He is rich who owns the day,
 and no one owns the day
 who allows it to be invaded with fret and anxiety.
 Finish every day and be done with it.
 You have done what you could.
 Some blunders and absurdities, no doubt, crept in.
 Forget them as soon as you can, tomorrow is a
 new day;
 begin it well and serenely,
 with too high a spirit to be cumbered with your old nonsense.
 This new day is too dear, with its hopes and invitations,
 to waste a moment on the yesterdays...

~Ralph Waldo Emerson

Company Name
 Number Street Address
 City, State Postal Code
 Country

BULK RATE US POSTAGE PAID CITY, STATE PERMIT NO. 000
--

ADDRESS CORRECTION REQUESTED

Subscriber Name
 Number Street Address
 City, State Postal Code
 Country