

# Wedgwood Estates Community News

## September 2016

- ❖ We have a new email address – [info@wedgwoodestates.com](mailto:info@wedgwoodestates.com) - please update your address book. Our new email will allow you to attach files and pictures, and prevent emails from bouncing back. Thank you for your patience while we upgraded our system.
- ❖ Please visit our new website at – [www.wedgwoodestates.com](http://www.wedgwoodestates.com), for all newsletters, notices & upcoming events

### \*\*\*\*\* EXCITING NEWS !!

- ❖ **Amenity Renovations** – The first phase of community renovations has begun, with tiling and coping replacement on the community pool. In the next several weeks, we will be updating and replacing the tennis and basketball courts. Spring 2017 will bring new recreation area fencing and pool deck repairs/resurfacing, and landscaping.
- ❖ **Entrance Renovations** – Over the next few weeks, we will be updating the entrances to our community with new landscaping. Entrance signs have been awarded, and are currently in the permitting phase with the township, as they will dictate setback placement in the entrance islands. We apologize for the delay, this has been ongoing since the Spring, due to township changes in the codes department. Once approval is received from the township, the signs will be ordered from the contractor. We expect to have them installed in November.

### NOTICES -

- ❖ **Architectural Changes** - Any/all changes to the exterior of your home or property, must be approved in writing by the WECA Board. Approval must be granted before work begins. Failure to obtain written approval, may result in removal and/or changes at owners expense, in addition to fines being applied. Required approval applies whether “replacing with like”, making changes to colors, renovating or adding landscaping.
- ❖ **Bulk Trash** – Caln Township has strict guidelines for bulk trash. Please visit our website for the uploaded trash guidelines that may be downloaded and printed for reference. Fines will be assessed at \$25 DAILY for violations.
- ❖ **Dues Payments** – Dues are due on the 1<sup>st</sup> of the month. ANY balance carried to the next month will result in a \$20 late fee being assessed. Accounts past due over 60 days will be submitted to District Court for civil suit. Suit fees begin at \$250, and will increase through the collection process. Final demands are mailed prior to court filing. Avoid the additional collection fees by paying your dues timely.
- ❖ **Dumping** – Over the summer we had several instances of dumping yard waste on common property, and along the marshes edge. Owners are fined \$25 DAILY, until it is cleaned up. Caln Township has a free yard waste pickup bi-weekly, and the link is posted on our website detailing the schedule. Place your debris in paper bags ONLY, and do not put out until the evening before pickup. We do fine for early placement at the curb.
- ❖ **Electronics Disposal** – Due to increased dumping of electronics, we have enrolled volunteers on each court to watch for violators. We will fine \$100 for each and every violation of dumping; and also bill the cost of disposal. Violators will be reported to Caln Township, as it is a PA State Law to comply with the recycling act. TV’s and electronics may be disposed of for FREE at the Chester County Landfill; which is only 20 minutes west on Rt 322.
- ❖ **Email** – We have a large list of emails that have bounced back. Please send the office a quick email to let us know of contact changes, if you have not already submitted the update form that was mailed earlier this year. We will be primarily using email to inform owners and residents of news and updates in the community. By the end of this year, we will no longer be sending notices or flyers by mail.
- ❖ **Fine Schedule** – The Board is currently reviewing the fine schedule. Due to repeat violations, and problematic residents, we feel the need to increase fines to deter repetitive issues. It is not fair to the homeowners that abide by the rules to have to deal with the violators’ lack of respect for fellow residents and the community, and total disregard for damage to common or private property.
- ❖ **Trash & Recycling** - We began tagging cans on 6/8 - 6/9/16; warning owners of non-compliance with our rules & regulations. Fines began the week of 6/13/16, and are currently being assessed to accounts. PLEASE remember to place your trash and recycling cans on the **PAVED/CONCRETE** areas only; **NOT** on the grass; and to have them returned to your home no later than dusk. In areas where parking spaces abut grass, and there is no common curbing, place your cans on the sidewalk in front of your vehicle, or at the rear of your vehicle if you are not leaving for the day. **CANS MUST BE MARKED WITH YOUR HOUSE NUMBER** (unmarked cans will be ID’d by the township registry). Compliance will be enforced. **Fines are assessed at \$25 for first offense; and \$50 for every offense thereafter.**

THANK YOU FOR YOUR PROMPT ATTENTION AND COOPERATION !!