

Wedgwood Estates Community News

September 2016

Rental Unit Owners - Special Edition

- We have a new email address – info@wedgwoodestates.com - please update your address book. Our new email will allow you to attach files and pics, 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, for all newsletters, notices & upcoming events. There is a special section for Rental Property info which will be updated regularly with notices and useful information for landlords.

Notice to all Wedgwood Landlords -

- **CONTACT UPDATES NEEDED – UPDATES WERE DUE BY 7/31/16 – WILL FINE ON 9/30/16 IF NOT RECEIVED**
Forms must be completed with your current information AND that of your tenants:
If you have misplaced your form, it is available for download from our website at – www.wedgwoodestates.com (under the Documents & Forms tab)
- **RENTAL UNIT DOCUMENTATION – UPDATES DUE BY 7/31/16 – WILL FINE ON 9/30/16 IF NOT RECEIVED**
If you are an owner and you are currently renting your property, it is now time to supply all documents required for the current fiscal year. The association requires the following documentation from all homeowners renting their property in Wedgwood Estates:
 - ❖ contact information form for both lessor and lessee
 - ❖ copy of lease or rental agreement
 - ❖ Caln Township rental/occupancy permit
 - ❖ certificate of insurance - both homeowner and rental policies**These items must be updated annually, and/or immediately when leases/policies expire or tenants change. This is for the protection of your property & the safety of your tenants, as well as your adjoining fellow homeowners.**
- **TENANT VIOLATIONS –**
We have had numerous issues with tenants violating the rules and regulations of the community. The amount of tenant (renter) violations is **almost triple those** of homeowner occupied units. There is a **NO TOLERANCE** policy in Wedgwood for repeat violators. This notice serves as formal warning that tenants (renters) must abide by the same rules, regulations and governing documents as the owners. Violations will be assessed to the owner of the unit. The owner of the unit is responsible for properly screening, informing, and monitoring/inspecting the property while it is not owner occupied (rented or vacant). Rules and Regulations of the community are posted on our website (under the Documents and Forms tab). Please have your renters read and abide by them.
The following issues are most common, please advise your tenants accordingly.
Due to repetitive issues this summer the fines have been increased:
 - **Bulk Trash** – move-ins and move-outs MUST contact Eagle Disposal for contracted bulk pickup; contractor WILL NOT take large loads with normal community collection. **We will fine \$100 per occurrence for non-compliance; and \$25 daily until cleaned up.** Caln Township is monitoring problem properties; and we will notify them accordingly.
 - **Criminal Property Destruction/Criminal Mischief** – intentional damage or defacing of community property by spray paint, graffiti and/or paint marker, and/or any damage to community structures, amenities, lighting, sidewalks, roadways/lots/paved surfaces or lawn areas - **\$300 per occurrence; in addition to cost of repair and legal fees incurred in collection of same.**
 - **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; in addition to the cost of disposal.** Violators will be reported to Caln Township, as it is a PA State Law to comply with the mandatory 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.
 - **Fireworks** – **PROHIBITED - \$100 per occurrence;** we have had (2) fires in the community due to fireworks. Police will be contacted; along with the fire marshall.
 - **Parties** – **PROHIBITED** - loud music and parties are prohibited; **\$100 per occurrence;** and the police will be contacted to disperse the gathering.
 - **Trash & Recycling** - Trash and recycling cans are to be placed on **PAVED/CONCRETE** areas only; **NOT** on the grass; and must be returned to your home no later than dusk. **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 ASSISTANCE WITH ENFORCEMENT, AND YOUR COOPERATION !!