

Community News - October 2016

- ❖ We have a new email address – info@wedgwoodestates.com - please update your address book.
- ❖ Please visit our new website at – www.wedgwoodestates.com, for all newsletters, notices & upcoming events

EXCITING NEWS !!

- ❖ **Amenity Renovations** – The second phase of community renovations have begun, with paving of the tennis and basketball courts the week of 10/17/16. New tennis net/posts, and basketball nets/ backboards pending installation. The courts will be coated and striped for play as soon as the asphalt cures. Spring 2017 will bring new recreation area fencing, pool deck repairs/resurfacing, and landscaping of the area. Area will be fully renovated for spring opening.
- ❖ **Entrance Renovations** – Entrance renovations began the week of 10/10/16, and landscaping of the beds is wrapping up nicely. 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. If the township does not move forward as anticipated, the signs will be placed in the spring after threat of snow is over.
- ❖ **Leaf Clean-Up** – The Board has elected to contract for community wide leaf cleanup this year, in order to completely clear leaves from private and common grounds. Leaf cleanup will begin the week of 10/31, and will continue through mid December. Our intent is to address the following issues:
 - Clear leaves that have migrated onto homeowner properties without trees
 - Clear leaves that have blown onto lawns that owners have diligently cleared of leaves
 - Clear leaves from owners lots who do not take the time to clean-up
 - Clear common tree leaves that have blown onto private lawns
 - Clear storm grates to prevent clogging
 - Clear lot edges to prevent slipping on wet leaves

This contract will provide leaf cleanup community wide (both private and common areas), from beds, lawns, and storm drain grates. We are hoping to end frustration for owners who take the time to clean-up their property, while others do not, and to give our community a neat clean appearance throughout the fall season.

NOTICES –

- ❖ **Lawn Care** – The final lawn cut for the season will be Thursday, October 27th. Please keep your yards tidy, as leaf cleanup will follow. Yard toys, bikes, etc. are to be removed and stored at the end of each day. No items are to be left in the lawn areas overnight.
- ❖ **Architectural Work** – Any/all repairs, changes, alterations or modifications to the exterior of your home or property (roofing, siding, windows, shutters, paint, landscaping, etc), 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.
- ❖ **Dues Payments** – Dues are due on the 1st of the month. Dues must be received prior to 5PM on the last BUSINESS day of the month, to avoid late fees. If the last day of the month falls on a weekend, we must receive payment by 5PM on FRIDAY. 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.
- ❖ **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. 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. Noise disturbances, fireworks, and criminal mischief offenses will NOT be tolerated, and no warning will be given. Fines were increased effective 9/1/16 for the following violations, :

FINE SCHEDULE UPDATES – EFFECTIVE 9/1/16 –

- ❖ **Architectural Work** – Exterior work and or landscaping without prior HOA written approval; \$100 per occurrence; and cease work order issuance. Failure to obtain prior approval and or comply with cease work order may result in removal and/or changes at the owners expense in addition to fine assessed.
- ❖ **Bulk Trash** – Caln Township has strict guidelines for bulk trash. Only ONE bulk item per resident is permitted per week. Please visit our website for the uploaded trash guidelines that may be downloaded and printed for reference. Move-ins and move-outs MUST contact Eagle Disposal for contracted bulk pickup; contractor WILL NOT take large loads with normal community collection. Fines will be assessed at **\$100 per occurrence (no warning) 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 (no warning); in addition to cost of repair and legal fees incurred in collection of same.**
- ❖ **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; in addition to billing 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 (no warning).** We live in a close community. Fireworks are a very serious threat to homes and property. Police will be contacted; along with the fire marshall.
- ❖ **Noise Disturbances/Parties** – PROHIBITED - loud music and parties are considered a noise disturbance and are prohibited; **\$100 per occurrence (no warning);** 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.**

NOTICE OF ONGOING PROPERTY INSPECTIONS

The Board of Directors is making a concerted effort to improve our community. All properties are being inspected, to assure compliance with the Rules and Regulations of the community. Please address any issues on your property in need of attention.

We will be doing a full inspection of the community in April 2017, and will address the following items:

- Architectural Control - siding, roofing, shutters, gutters, flashing, etc – in need of replacement or painting (colors must match/be complementary, and must be approved for use in the community)
- Mold & mildew – homes must be power-washed to remove mold and mildew
- Bushes, trees & hedges must be trimmed, and maintained neatly at all times
- Fences – any fences that were installed without written approval must be removed (please refer to the Rules and Regulations of the community, that specifically list the ONLY areas allowed to have fences)

THANK YOU FOR YOUR PROMPT ATTENTION AND COOPERATION !!