

Community News - January 2017

- ❖ 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

URGENT NOTICES –

- ❖ **Email – IMPORTANT – PLEASE complete & return the contact information update form on our website (Documents & Forms>Applications & Forms>Contact Information Update Form), if you have not already done so. Effective 2/1/17, we will be moving to electronic statements, and communications. We will no longer physically mail any monthly statements, community notices and/or flyers. All will be emailed to the current email address on file.**
- ❖ **Trash Cans – ALL CANS MUST BE MARKED WITH YOUR HOUSE NUMBER !! House number should be marked directly above the township registration number on the rear side of your can or the lids, with adhesive number stickers. Unmarked cans will be ID'd, and offenders will be fined at \$25 PER CAN. Deadline for marking cans was 12/14/16.**
- ❖ **Fall Chipping –** Our tree contractor will be on site during the week of 1/30/17 to complete a small work list. During that time, he will be picking up branches and limbs that are placed at the curb. If you have branches and/or limbs on your property, or you see any on common grounds, kindly drag them to the curb line at the street, so the contractor may collect and chip. Branches must be at the curb by 1/30/17.
- ❖ **Parking Spaces –** there are several owners in the community placing items in parking spaces to “hold their space”. There are no assigned spaces in Wedgwood, and those owners are being fined. If the practice continues, we will move from weekly fining to daily fining at \$25 per day; and items placed in spots will be disposed of.

COMMUNITY EVENTS –

- ❖ Caln Township (Police Dept) is considering conducting a Citizens Police Academy. The Citizens Police Academy would run for 8-10 weeks, at 3-4 hours per weekly session. It is designed to provide Caln Township residents with a working knowledge of our police department. It includes classroom instruction and practical field exercises. It requires a lot of planning on part of Caln Twp Police, so they are gaging to see if there is any interest with in the community and other local HOA's. Please contact our community liaison, Officer Laura Ashe, directly, if you are interested in participating. You may contact her directly at:
 - Officer Laura Ashe, Caln Township Police Department, 253 Municipal Drive, Thorndale, Pa 19372
 - 610-383-1821 Ext. 192 or email her at – lashe@calntownship.org
 - please leave your full name, identify yourself as a Wedgwood Estates owner/resident, your street address, and return contact info

REMINDERS –

- ❖ **Auto Repairs & Inoperable Vehicles -** It is strictly prohibited to perform any vehicle maintenance in the courts or streets of the community. Any car leaking fluids must be repaired immediately. Oils & fluids will damage paved surfaces, and the violating owner/resident will be held liable for total restoration costs of the asphalt surfaces damaged. Property damage is a \$300 fine; PLUS the costs of restoration.
- ❖ **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 HOA. 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 & finance charges. 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, as well as finance charges at 6% APR. 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.
- ❖ **Parking – There is NO ASSIGNED PARKING in Wedgwood. MARKING OF SPACES IS PROHIBITED.** Any person marking parking spaces will be fined \$300 PLUS the cost of removal & restoration of pavement or curbing (\$350-400 ~). We will also file charges with Caln Township for criminal mischief/destruction of property.
- ❖ **Parking on Lawns & RV Parking** – There is absolutely no parking permitted on lawn areas, whether private or common. This includes automobiles, motorcycles, boats, campers and RVs. Recreational vehicles are to be stored offsite unless they are in a private DRIVEWAY, at the rear edge of the home. Owners who choose to park RV's in their driveways, must also be able to park their vehicles in their driveway as to not use overflow parking, or they must store their RV offsite.
- ❖ **Snow Removal & Parking** – Snow removal guidelines, rules and regulations are posted on our website. Owners will NOT be permitted to park in the streets along the curb lines during snow events. Streets must be clear for large equipment to facilitate ease of snow removal, and to afford easy access for emergency vehicles. Violators will be fined and/or towed WITHOUT notice or warning. There will be no parking permitted on Nancy Ln unless in driveways or marked parking spaces. There will be no parking along the curb lines of Bianca Circle & Delphi Court, residents must park in their driveways or marked parking spaces only.
- ❖ **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 the evening of trash pickup. Compliance is being enforced.

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. ANY/ALL WORK MUST BE APPROVED PRIOR TO COMMENCEMENT. Failure to obtain written approval, may result in removal and/or changes at owners expense.

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). ANY/ALL WORK MUST BE APPROVED PRIOR TO COMMENCEMENT. Failure to obtain written approval, may result in removal and/or changes at owners expense.
- **Mold & Mildew** – homes must be power-washed to remove any mold and mildew from siding, roofs & overhangs
- **Landscaping** – Bushes, trees & hedges must be trimmed, and flowerbeds & gardens maintained 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 permitted to have fences)
- **Fire Walls** – All firewalls must be as originally constructed. Center firewalls of townhomes & quads are to be sided to match the unit. End firewalls, if brick, must be flashed, and flashing must be painted brown to BLEND with the brick. All firewalls are to be capped with metal caps and painted brown or black in harmony with the unit. It has been noticed that many units are replacing with unpainted flashing, have let wood rot, or have metal flashing and firewall caps missing. All units will be inspected in the spring to assure compliance.
- **Sheds** – Sheds must match the unit-siding, roof & trim. Sheds may not be elevated over 12" above grade level. All sheds will be reviewed for size, style, color and placement, and must be approved in writing by the HOA prior to placement, or risk being removed/replaced at owners expense.

THANK YOU FOR YOUR PROMPT ATTENTION AND COOPERATION !!