

COMMUNITY NEWS – SPRING 2018



Board Meetings are held the 2nd Tuesday of the month at 7:00PM. Come join us!



BUSINESS OWNERS – CHECK THIS OUT!

At the request of a few of our neighborhood entrepreneurs, we are adding a page to our website to showcase resident owned businesses. If you are interested in adding your business to the webpage, send us an email. We are happy to list for free!



EAST ENTRANCE PARKING

To assure the safety of our residents and visitors, the Board has been working with Caln Township to address the dealership's tractor trailer unloading & delivery truck parking. Parking is illegal along Wedgwood Drive & the cones at Rt 30. If you see any vehicles unloading cars or parked (UPS, FedEx, tool trucks), please contact the Caln Township Police at (610) 383-7000 & request an officer to come and address the violation. We have worked hard to obtain enforcement support. Our goal is to make sure everyone is safe when entering or exiting our community. We thank you for your assistance in getting this ongoing issue resolved.



ELECTRONICS DISPOSAL

Per PA Law, the trash haulers will no longer collect computers, laptops, monitors, TVs, microwaves, etc. These items must be taken to an electronics disposal drop off location.

The closest drop point is Lanchester Landfill on Rt 322, 15 mins west.

After many notifications, there are still electronic items being placed illegally at the curb for pickup. In the past, Board volunteers have taken their personal time to haul them away.

We will NO LONGER pick them up

If you see neighbors placing these items out for trash pickup, please inform them to take their items back to their homes to dispose of properly or notify the office of which homeowner & house number left the item at the curb line. Items left at the curb line will result in daily fines until retrieved.



POOL OPENING

Pool applications were emailed on 3/10/18, and are available to download from our website. Remember to register early to receive your passes by opening day.

We are looking forward to another great year!



PROPERTY INSPECTIONS

Spring is rapidly approaching, and we will be doing inspections throughout the community. Please visit our website to see the check off list of items that will be reviewed.

After inspection the homeowner will be notified of any items needing to be remedied. Violations will be detailed with a time period on when items must be remedied before fines will be applied.

We are working very hard to clean-up our community and increase our curb appeal and property values.



PET RULES/CALN TWP LAW

Dogs must be leashed and accompanied by or under control of the owner at all times. Dogs are not permitted to roam, or be on a neighbors private lot.

Pet owners must immediately remove all feces deposited by their pet, and dispose of in a tied plastic bag, in their own personal trash receptacle. No common area receptacles are to be used.

Please report any violators to the office, with address and photos.

Violators will be fined per occurrence.

Our neighbors walk and our children play where your pets poop.

PLEASE, be a good neighbor, and clean up after your pet.

COMMUNITY NEWS – SPRING 2018 (CONTINUED)



VOLUNTEERS NEEDED

Do your children need volunteer hours for school? We have small cleanup jobs around the community, and we would love some extra hands. Email the office if you would like to help out !



TRASH CART MARKING

All residents are required to mark their trash carts with number decals. Please place the numbers directly above the township registration numbers. Carts must be marked by May 1st, when community wide inspections begin, or carts will be marked by the HOA. There will be a \$10 per cart fee for marking. If your cans are already marked with decals, we thank you for complying with our previous requests to do so.



SERVICE BOXES

Please report any damaged service boxes (with location) to the office, by email. We will contact the service provider to make repairs



TENNIS COURT

The tennis court is open for use. Please visit our website to register for 2018, and view the court information posted.



BASKETBALL COURT

The basketball court is open for play during daylight hours only. When the streetlights come on, the court is closed.

Our Nancy Lane residents appreciate your understanding, so they may have a peaceful night's rest.

Please have your children bring their personal items home with them (jackets, sweatshirts, etc). Items left at the court without being claimed will be disposed of.



STREET LIGHTS OUT ?

Please email the office with any light outages, and give us the street, location and number off of the pole. We will call the contractor and schedule repair. Sometimes the lights reset after 24 hours, so we will watch and take appropriate action to remedy.



COURT VOLUNTEERS NEEDED

We are looking for volunteers to help with community watch. Please report any suspicious activity, or community rule violations. We are working hard to make our community the best it can be. Criminal activity should be reported to the office, as well as Caln Township Police. We are working with our community's officer liaison to stop any illegal activity in the community, and appreciate everyone's help.



SOLICITING IS PROHIBITED

Soliciting in our community is prohibited, whether the solicitor has a township permit or not.

WE ARE A PRIVATE COMMUNITY.

If solicitors bother you, and they refuse to leave the community, please call Caln Township Police to have them removed.

FLYERS

Flyers are strictly prohibited. No posting of doors, mailboxes, signposts, or lampposts. Violators will be fined PER flyer posted.

COMMUNITY NEWS – SP 2018 (CONTINUED)



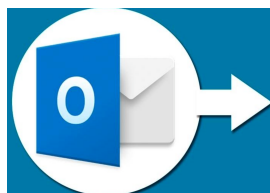
LINCOLN HIGHWAY SIDEWALK PROJECT

In April of 2016, a grant was received by Caln Township to install sidewalks along the frontage of Wedgwood Shoppes, and our west front field.

Installation of these sidewalks would have caused the HOA to be responsible for maintenance of the walkway, snow clearing, and full injury liability for all public foot traffic (full access).

The Board was present at every township meeting, and fought very hard for almost two years, strongly objecting to the installation, and the increased liability concerns for our association. On February 22, 2018, WECA formally denied easement for installation on our property, and the Township Commissioners voted to abandon the project.

A huge victory for us all !



COMMUNITY NEWS & NOTICES

Thank you to all owners and residents who submitted their contact information, aiding us in transitioning over to fully electronic communications. Your help is VERY much appreciated, and saves paper and postage. If you need to update your email, you can complete the contact information update form on our website, or send us a quick email.



LANDLORDS

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 (all)
- Caln Township – use and occupancy inspection report (most current)
- Caln Twp rental application (annual)

These items must be updated annually in January, and/or immediately when leases/U&O permits expire or tenants change.

If you haven't done so, please submit your documentation for 2018.



MUSIC

Please remember we live in a close community, and some of our owners go to bed early, or may work shift work, and sleep when others are awake.

Please be respectful, and don't blast your music in your car.



CLUBHOUSE RENTALS

Did you know our clubhouse is available to rent for your large family gatherings?

With renovations in Spring 2017, we added a huge rear patio/picnic area to increase space for your gatherings.

The clubhouse interior is being updated with new flooring this spring.

Planning a gathering, and don't want to hold it in your home, or don't want to pay the huge fee for a hall rental... we have you covered.

Check out our website for details !



AS ALWAYS, PLEASE CONTACT US BY EMAIL FOR ANY QUESTIONS OR CONCERNS. WE WILL REPLY PROMPTLY TO YOUR INQUIRIES –

info@wedgwoodestates.com