

COMMUNITY NEWS – May 2025

URGENT

OWNER PORTAL

If you are not yet registered on the owner portal, community emails and announcements will not be received.

Sign up today at:

<https://keyppam.cincwebaxis.com/>

PAYMENT ADDRESS - URGENT

There are a few owners still mailing payments to the old remit to address.

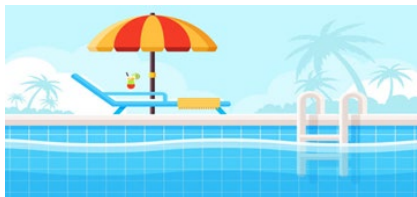
These checks will not be accepted or processed after 5/31/25. Please update your bill pay address today.



EXTERIOR SURFACE CLEANING

To help improve the appearance and property values within our community, we will be continuing exterior home inspections. These inspections will include a review of the condition and cleanliness of siding and stucco.

Homes with visible dirt, mildew, or buildup may be identified as needing cleaning or power washing. We kindly ask all homeowners to take a moment to inspect their property and address any necessary exterior maintenance.



POOL

Pool season is right around the corner. To view the pool rules and regulations, dates open, and to apply for pool membership, please visit:

<https://swimmingpoolpasses.net/wedgwood-estates/>



LANDLORDS

The association requires the following documentation from all homeowners renting their property in Wedgwood Estates:

- Contact information form for both landlord and tenant
- Copy of all current lease or rental agreements
- Most recent Caln Township Use & Occupancy inspection report
- Annual Caln Township rental application

These documents must be submitted annually in January, and updated immediately if leases expire, tenants change, or permits lapse. If you haven't submitted your 2025 documents yet, please do so as soon as possible. Failure to submit will result in violations.



DRAINS

Please do not pour grease, fats or oils down the drain. This can cause serious damage to the sewer system, leading to clogs, backups, and potential environmental and health hazards. Fats, oils, and grease will build up in the pipes, create blockages and plug sewers, leading to problems such as raw sewage overflowing and backing up into the home, neighboring property and/or our community.



TRASH

All trash and recycling cans must be clearly marked with your house number. Please place cans out after 6 pm on Wednesdays, along the curb line or paved area, and retrieve Thursday evening. Only one single bulk item is permitted per week. Any items not picked up must be removed. If items are not removed and / or trash cans are not retrieved timely, violators will be fined.

Please be courteous with the placement of your trash cans. Placement of too many cans along a curb line can make it difficult to enter or exit some parking spots. Please also do not place cans in empty overflow (unnumbered) parking spots as parking is limited in our community.

For additional information on trash collection, including the collections calendar showing their holidays, please visit <https://www.calntownship.org/trash--recycling.html>



HAZARDOUS WASTE EVENTS

Household Hazardous Waste, which describes a variety of substances, cannot be disposed of in our regular trash. The nearest event will take place on Friday, June 20 at the CCIU in Coatesville and Sunday October 5 at Downingtown Middle School. You must pre-register online. To pre-register and view a complete list of household hazardous waste items, please visit <https://www.chestercountyswa.org>

COMMUNITY NEWS – May 2025 (CONTINUED)



RECREATIONAL VEHICLES

Any motorized recreational vehicle on Wedgwood private or common property is prohibited. This includes dirt bikes, ATV's, dune buggies, go-karts, snowmobiles and other similar motorized vehicles. This restriction is in place regardless of the type of motorized recreational vehicle or the intent of use.



CLUBHOUSE RENTALS

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

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!

To reserve your date, please contact property management or visit our portal at <https://keypam.cincwebaxis.com/>



FLYERS PROHIBITED

Please do not post flyers on mailboxes or streetlights. These flyers can cause additional litter in the community.



STREETLIGHT OUTAGES

If you notice a streetlight outage in the community, please email the property manager with the following information:

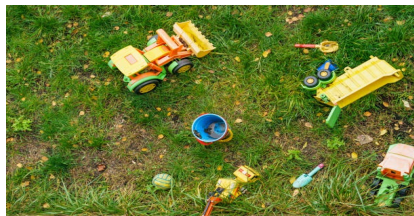
- Street name
- Exact location of the light (e.g., near which address or landmark)
- Pole number
- Issue – does not turn on, constant out, flickers, not constantly on, does not turn off during daylight hours

Once reported, the contractor will be contacted to schedule the necessary repairs. Please note: Some lights may reset automatically within 24 hours. We will monitor the situation and take appropriate action to ensure the issue is resolved.



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. Some of our residents and furry companions may also be sensitive to the loud music. Please be respectful, and don't blast your music outside of your home or in your car.



LAWN AREAS AND PRIVATE YARDS

Please keep your yards tidy at all times. Yard toys, bikes, toddler wading pools, play equipment, sports equipment, etc. must be removed from your yard daily and stored at the end of each day. No items are to be left in the lawn areas overnight.



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 neighbor's 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.

Violators will be fined per occurrence.

Please report any violators to the property manager, with owners/residents address and photos.

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

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



AS ALWAYS, PLEASE CONTACT US BY EMAIL (INCLUDE YOUR NAME, PROPERTY ADDRESS & ISSUE IN SUBJECT LINE) THEN DETAIL ANY QUESTIONS OR CONCERNS. WE WILL REPLY PROMPTLY TO YOUR INQUIRIES

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