

COMMUNITY NEWS – MAY 2026



Pool Season is Almost Here!

With pool season right around the corner, now is the perfect time to get ready! To review pool rules and regulations, check opening dates, and apply for membership, please visit: [Wedgwood Estates Pool Passes](#)

If you experience any issues purchasing or receiving your pool passes, please contact the property manager for assistance.

Returning members: any unused guest passes from last season will carry over for use this year.

We look forward to seeing you at the pool!



Exterior Home Inspections: A Friendly Reminder

To help maintain the appearance and property values within our community, we will continue with our exterior home inspections. These inspections will include the condition and cleanliness of siding and stucco.

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

Thank you for helping keep our community looking great!



Friendly Reminders: Respecting Property & Safety

We'd like to remind everyone to be mindful of neighbors' property and safety throughout our community.

- **Respect Property Boundaries:** Please respect property boundaries by avoiding playing near neighbors' homes and staying out of private property, including flower beds and landscaped areas. Use designated common areas whenever possible.

Parents and guardians, please ensure all household members follow these guidelines.

- **Play Safely:** For everyone's safety, we ask that children refrain from playing in parking lots. Please encourage them to use designated common areas or other safe spaces away from vehicles.

- **Be Cautious Around Parked Cars:** To help prevent accidents, please remind children not to run out from between parked cars. This helps keep everyone safe and reduces the risk of unexpected incidents with moving vehicles.

Let's all work together to keep our neighborhood a peaceful and safe place for everyone. Thank you for your cooperation!



For safety, **all common areas**—including the basketball court, tennis court, and pond—close at **dusk** (when streetlights turn on). Thank you for helping us keep these spaces safe and enjoyable for everyone.



To help keep our community safe, accessible, and enjoyable for everyone, please review the following parking guidelines:

- **Unassigned Parking Spaces**
Unnumbered parking spots are available on a **first-come, first-served basis** and may not be reserved or held by any means. **The use of cones, trash cans, motorcycles along curbs, or other objects to mark, block, or save parking spaces is strictly prohibited.**
- **No Parking on Grass**
Parking on grass or landscaped areas is **prohibited**. This helps preserve community appearance and prevents damage to common areas.
- **Curbside Parking Restrictions**
Parking is **not permitted along curb lines** in the center of courts or in areas near the mailboxes. These zones must remain clear for vehicle flow and mail delivery access.
- **Fire Safety & Traffic Flow**
Do not park:
 - In front of stop signs (**including while waiting for school buses**)
 - Behind parking spaces
 - In any area that may block traffic or emergency vehicle access

Following these guidelines helps ensure emergency services and residents can move safely throughout the neighborhood.

Please note: Not following these rules will result in fines and/or your vehicle being towed.

Thank you for your cooperation and for helping keep our community running smoothly!

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Landscaping Season is Here!

As landscaping season begins, please help keep our community looking its best by keeping your yard clear.

Before lawn service days, **remove items** such as toys, bikes, sports equipment, gardening supplies, hoses, pet stakes, furniture, pop-up tents, and decorations (unless in planting beds). All items should be stored daily—nothing should be left in lawn areas overnight.

Lawn crews are not responsible for moving items, and yards may be skipped if they are not clear.

Thank you for your cooperation!



Do you **travel along Lincoln Highway**—by car, bike, or on foot?

We'd love for our community to be part of an important conversation about making it safer for everyone.

The Delaware Valley Regional Planning Commission (DVRPC) and TMACC are gathering input from residents like you. Your feedback will help shape future safety improvements along the corridor.

Please take a few minutes to complete the Regional Vision Zero safety survey:
<https://www.dvrpc.org/rvzlinc/>

Together, we can help make Lincoln Highway safer for all who use it.



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 type - does not turn on, flickers or not constantly on

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



The Downingtown Farmers Market is open every Saturday from 9 a.m. to 1 p.m. at 60 Pennsylvania Avenue (Downingtown Area Veterans Memorial-Kerr Park).

To view the producers expected at the market, please visit:
DowningtownGrowingRootsPartners

Be sure to check the website weekly for updates.



Safely Dispose of Household Hazardous Waste in 2026

Hazardous household materials should never be placed in regular trash or recycling bins. Items such as batteries, chemicals, and certain cleaners can pose risks to sanitation workers, damage waste systems, and harm the environment if disposed of improperly.

To help residents dispose of these materials safely, the Chester County Solid Waste Authority hosts Household Hazardous Waste (HHW) collection events throughout the year. These events provide a safe and convenient way to get rid of items that shouldn't go in your curbside trash or recycling.

The two events closest to Caln Township residents in 2026 are:

- Friday, June 26 – Coatesville (CCIU campus)
- Sunday, October 4 – Downingtown West High School

Registration is required to attend these events.

For registration and the full list of accepted materials, please visit:
[Household Hazardous Waste Events](http://HouseholdHazardousWasteEvents)

Common items accepted at HHW events include batteries, paints, pesticides, pool chemicals, automotive fluids, and other household chemicals.

By using these events, residents can help protect local waterways, keep waste workers safe, and ensure hazardous materials are handled responsibly. Thank you for doing your part to keep our community and environment safe!

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A friendly reminder to **please dispose of trash properly** and encourage children to do the same.

We continue to notice litter throughout the community, **especially around the basketball court and the common grounds**. On trash pickup days, if you notice any loose items while bringing in your cans, we kindly ask that you pick them up if you're able.

Keeping our community clean is not only about appearance — **additional litter collection requires extra maintenance costs that affect all residents**.

Thank you for doing your part to keep our neighborhood clean, safe, and beautiful!



Board Meetings

Board meetings are held on the second Tuesday of each month, starting at 7:00 PM, from January through November. Please note there is no meeting in December.

Interested in joining the board? Let us know!

Joining the board can help you get more involved in the community and understand where our dues are allocated. Email: info@wedgwoodestates.com to learn more.



We're seeking volunteers willing to lend a hand and help our community thrive. Whether you enjoy working outdoors or sharing a special skill, we'd love to hear from you.

We also want to extend a **sincere thank you to our 2025 volunteers**—and to those **continuing to support our community in 2026**. Your time and effort make a meaningful difference!

Volunteer opportunities can be simple and flexible, such as picking up litter around your court or in common areas. From time to time, projects may also include light landscaping tasks like weeding entrance flower beds or gathering fallen branches.

Email info@wedgwoodestates.com with your availability and areas of interest, and we'll match you with opportunities that fit your schedule and strengths.

Caring for Our Shared Spaces

As shown in the survey aerial image on the next page conducted in March 2025, our HOA's responsibilities extend well beyond the homes and recreational areas. They also include the pond, wooded areas, creeks, and open fields that make our community unique.

Maintaining these natural spaces is an ongoing effort, and we encourage residents to lend a hand whenever possible. Whether it's picking up litter, clearing fallen branches, or helping with general upkeep during your free time, every contribution makes a difference. These efforts, along with other community improvements, help keep our neighborhood clean, safe, and enjoyable for everyone.



Official Communication

While community Facebook groups can be a great way to connect with neighbors, the HOA does not operate or monitor any social media pages. For concerns, reporting such as lights, or other general inquiries, please reach out to our property manager so we can respond as quickly as possible.



OWNER PORTAL

For account information, architectural requests, community documents, and more, please visit the [OwnersPortal](#)

Stay connected and informed with everything you need in one place!



As always, please contact us by email at anthony@keypam.com with any questions or concerns.

Be sure to include **your name and property address in the subject line** so we can assist you promptly.

