

COMMUNITY NEWS – JULY 2026



COMMUNITY YARD SALE- Coming This Fall

It's time to declutter and clear out those closets, storage spaces, and forgotten corners of your home! The HOA is hosting a Community Yard Sale on Saturday, September 26, with a rain date of Saturday, October 3.

Rather than hosting sales at individual homes, all participants will set up at a central location along Business Route 30, on the ACME side next to the Wedgwood Shops in the front field. This convenient, high-visibility location will make it easier for shoppers to browse and help maximize traffic for everyone participating.

Residents interested in selling homemade crafts, artwork, or other handmade items are encouraged to join the event. Whether you're cleaning out unused belongings or sharing your creative talents, there will be something for everyone.

Interested in participating? Please sign up with our property manager so we can plan for the event and reserve your space.

Additional details, including event hours, set-up instructions, and participation guidelines, will be shared as the date approaches.

Start gathering your items now—we look forward to seeing everyone at this year's Fall Community Yard Sale!



SUMMER REMINDERS FOR RESIDENTS (PARKING)

Parking is limited in many areas of the community, so please follow the parking rules and remind guests to do the same.

Help keep parking fair and available by following these guidelines:

Reserve front-row spaces for residents and those who need convenient access.

Limit each household to no more than two vehicles in the front row.

When possible, use your assigned space instead of leaving it vacant overnight while parking in guest or front-row spaces.

Community parking areas are regularly monitored for illegal parking, improper registration, and expired inspections. Vehicles in violation may be towed without notice and/or the owner may be fined, in accordance with HOA rules and applicable law.

Any vehicle left unused in a community parking area for 30 days may be considered abandoned and subject to investigation and removal.

Thank you for helping keep parking fair and accessible for all residents. A complete list of parking rules and community regulations is available at [Wedgwood Rules](#).



NO PARKING ON GRASS

Please be advised that parking motor vehicles on lawns or grass areas is prohibited, whether on private lots or common ground. This applies under both the [Wedgwood Rules](#) (page 7 under "Parking") and Caln Township ordinance Chapter 120, Section 120-2(M). [ecode360](#)

Please note:
The Township evaluates each situation on a case-by-case basis. [ecode360](#)

It is the Township's sole discretion to decide whether a given situation constitutes a violation of this ordinance. [ecode360](#)

Fines could be issued by both Wedgwood and Caln Township.



COMMUNITY INSPECTIONS

Continued inspections are on-going on a regular basis throughout the neighborhood. Common violations include, but are not limited to, dirty siding or stucco, damaged siding, weeds or overgrown landscaping, excessive storage or clutter, and unapproved exterior modifications.

Please note that homeowners will receive a friendly notice and a second notice before any fines are assessed.

A complete list of community standards and governing documents can be found at [Wedgwood Forms](#).

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JULY COMMUNITY APPRECIATION SPOTLIGHT

A **special thank you** to **Chelsea Murray** and **Nala**, for their outstanding efforts helping to keep our neighborhood beautiful.

Chelsea took the initiative to pick up trash and debris, including discarded woods edging, and was able to clean the areas along Bianca Circle and Wedgewood Road. Her dedication made a noticeable difference in these common areas.

Additional cleanup efforts were completed in the front field, the field in front of Westbury, and along Appledore and Astor, helping to keep our community looking its best for everyone to enjoy.

We are grateful for residents like Chelsea who generously give their time and energy to improve our neighborhood. Thank you, Chelsea and Nala, for your community spirit and hard work!



Thank you to the residents who help keep our neighborhood clean by picking up litter throughout the year.

Whether during a walk or in their free time, these small acts of service help create a more welcoming community and reflect the pride we share in our neighborhood.

To our unsung volunteers, thank you—your efforts make a real difference.



A Friendly Reminder About Speed Limits in Our Community

We have received several complaints regarding speeding within our neighborhood. The safety of our residents — especially children, pedestrians, and pets — is a top priority for our community.

Please remember:

- Speed limit in all courts: 10 MPH
- Speed limit on Wedgewood Road: 25 MPH

These limits are in place to help keep everyone safe and to maintain the peaceful environment we all value. Even a small increase in speed can significantly reduce reaction time and increase the risk of accidents.

We kindly ask that you share this reminder with all drivers in your household, including family members and guests.



RECREATIONAL VEHICLES

Motorized recreational vehicles are **prohibited** on all Wedgwood private and common areas. This includes, but is not limited to, dirt bikes, **mini bikes**, ATVs, dune buggies, go-karts, snowmobiles, motorized bicycles, golf carts, scooters, and similar recreational vehicles **powered by gasoline, diesel, electricity, or any other motorized means**. This restriction applies regardless of the type of vehicle or its intended use.



FIREPIT & CHIMINEA Safety Guidelines

Enjoy your firepit or chiminea safely by following these community rules:

- Use only on your own property and keep a safe distance from homes, structures, and neighboring yards.
- Do not use during high winds, drought conditions, or when local burn bans or fire restrictions are in effect.
- Fires must be attended at all times. Never leave a fire unattended.
- Fully extinguish fires before leaving the area.
- Place cooled ashes in a metal or fire-safe container and dispose of them with regular trash collection.
- Do not dump ashes or embers on lawns, common areas, or wooded areas.
- Be considerate of your neighbors by minimizing smoke and sparks.

Thank you for helping keep our community safe and enjoyable throughout the summer.



BASKETBALL AND TENNIS COURT HOURS

Hours: Opens at 10:00 AM and Closes at dusk (**when streetlights come on**)
These hours apply regardless of curfew times.

Rules for both, the basketball and tennis courts can be viewed at:

[Recreation Courts](#)

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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!
[Amenity Rentals](#)

To reserve your date, please contact property management or visit our portal at [OwnersPortal](#)



BEFORE YOU DIG:

Utility Marking Requirements

Before starting any repair or landscaping project that involves digging, all public and private utility lines must be marked. For public utilities, call 811.

Please note that 811 does not mark private utilities, including the community's street light lines.

To have private utilities marked, contact Blood Hound at 800-825-9283.

Homeowners may be responsible for significant repair costs if all lines are not properly marked before work begins.



POND BERM STABILIZATION PROJECT

We are pleased to announce that the pond stabilization project will be completed before the end of the month. We would like to extend our sincere thanks to the residents of Bianca Circle for your patience and understanding throughout the duration of this project. We recognize that construction activities can be inconvenient, and we truly appreciate your cooperation as these important improvements were made.

Thank you for helping make our community a better place!



HOMEOWNER FYI

Bathroom Venting Requirements

If you're planning to sell your home, here's a helpful reminder. Since 2018, Caln Township has been enforcing the requirement that bathroom exhaust fans vent directly to the outside of the home. Venting into an attic or other enclosed space does not meet current code and may be identified during inspections as part of the home sale process.

If you're considering selling, it may be worthwhile to verify that your bathroom exhaust fans are properly vented to help avoid unexpected issues or delays during the transaction.



SEWER MAINTENANCE PROJECT

The Caln Township Municipal Authority has awarded a contract to Sewer Specialty Services Co. to perform preventative maintenance on sewer mains in the western portion of the Wedgwood Development. Work is scheduled to begin the week of July 20th and is expected to take approximately two months to complete.

The contractor will begin in the southern (upstream) section of the development and work north. Maintenance activities will affect the following streets: Ascot, Appledore, Argyll, Westbury, Astor, Bianca, and Delphi

During the project, residents may experience temporary inconveniences, including construction noise and temporary parking restrictions. Up to two or three parking spaces at a time may need to be closed during the contractor's working hours, Monday through Thursday, up to 10 hours per day, to provide access to sewer manholes and related equipment. Any parking spaces that need to be temporarily closed will be clearly marked and posted at least 24 hours in advance.

All work will be performed through existing manholes, and no excavation is anticipated.

The Caln Township Municipal Authority and Sewer Specialty Services Co. are committed to minimizing disruptions and working closely with residents throughout the project. We appreciate your understanding, cooperation, and patience as we complete this important infrastructure maintenance.

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RULES AND REGULATIONS UPDATE

The HOA Board is currently reviewing and updating our community's Rules & Regulations to ensure they remain clear, current, and reflective of our neighborhood's needs.

The updated document is expected to be completed within the next few months. Once finalized, it will be shared with all homeowners and will be available on the community website and homeowners portal. We encourage everyone to take a few minutes to review the updated rules when they are distributed.

These updates are intended to clarify existing guidelines, address areas that may need additional direction, and help maintain the appearance, safety, and enjoyment of our community for all residents.

Once the updated Rules & Regulations are adopted, all properties will be expected to comply with the revised requirements. Homeowners will be responsible for ensuring their property meets any new or updated standards within any applicable compliance timeframe established by the Board.

Thank you for your patience as we complete this process. We look forward to sharing the updated Rules & Regulations with you soon.



STAY CONNECTED WITH ReadyChesco ALERTS

Sign up for ReadyChesCo, Chester County's free emergency notification system, to receive important alerts about public safety incidents, emergency services and updates to certain community events, including schedule changes or cancellations.

Choose to receive notifications by text message, email, or both. Registration is easy, and free.

Visit [Chesco.org](https://chesco.org) and search for Sign Up for Emergency Notifications to sign up and customize your notification preferences.



DOG OWNERS

To keep our community clean and safe, please follow these rules:

- Dogs must be leashed and under control at all times.
 - Do not allow pets to roam or enter private property.
 - Clean up immediately after your pet.
 - Dispose of waste in a tied bag in your personal trash can only (not community cans).
- Violations may result in fines. Please report issues to the property manager (include address and photos if possible).

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

Thank you for your cooperation!



BOARD MEETINGS

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



OWNER PORTAL

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

Stay informed and access what you need in one convenient place.



Please email anthony@keypapm.com.

For a faster response, include your name and property address in the subject line.