

COMMUNITY NEWS – SEPTEMBER 2026



Parking Reminders

As sealcoating is completed in our courts, please remember these important parking guidelines and remind your guests as well:

Do not park in another resident's assigned, numbered parking space.

Do not use cones, chairs, trash cans, motorcycles along the curb line, or any other items to reserve or "save" a parking space.

Do not park or stop in front of a fire hydrant at any time.

Do not park in front of or at a stop sign or intersection at any time.

Do not leave or throw trash in any parking lots, courts, or streets.

Do not park vehicles that are leaking fluids, as this can damage the sealcoating.

Please be aware that violations of these parking guidelines may result in fines and/or the vehicle being towed at the owner's expense, in accordance with the Association's governing documents.

We appreciate everyone's cooperation and consideration of our neighbors. Thank you for helping us keep our community safe, accessible, and enjoyable for everyone!



Yellow Curb Parking Reminder

Do not park or stop along any yellow-painted curb.

Additional curbs have recently been painted yellow in areas where resident and guest parking has interfered with traffic flow. These areas need to remain clear to allow vehicles to safely navigate our courts and to help maintain access for emergency and service vehicles.

Residents are responsible for ensuring that they, members of their household, and their guests follow this parking restriction.

Any vehicle parked or stopped along a yellow curb may be subject to towing, and the homeowner/resident responsible for the vehicle may be subject to a fine, in accordance with applicable community parking rules and regulations.

Please help us keep these areas clear and remind your household members and guests of this restriction. Thank you for helping us keep our community safe, accessible, and enjoyable for everyone!



Common Areas

For everyone's safety, all common areas—including the basketball court, tennis court, and pond—close at dusk or when the streetlights turn on, whichever comes first. Please help keep these areas clean by picking up and properly disposing of trash. Thank you for helping keep our shared spaces safe, clean, and enjoyable for all.



School Is Back in Session Drive Safely!

A friendly reminder that school is back in session! Please be extra cautious when driving through our neighborhood:

- **Watch your speed.**
- **Stop for school buses when lights are flashing. IT'S THE LAW.**
- **Be alert for children walking or crossing the street.**

Let's all do our part to help keep our children and students safe. Thank you!



Paving Update

We currently have selected a vendor for paving work on Bianca, Delphi, and Astor. We will continue to keep residents informed as the process moves forward.

Thank you to our residents for your patience and understanding during the recent sealcoating work and for your continued patience as we move forward with the paving process.

Updates and additional information will be shared with residents by email. Thank you for your continued understanding as we work through this process.

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Thank You, William!

A big thank you to William Hodgson, one of our community members who helps with pond maintenance, for taking the time to clean the muck and debris from the pond drain area and collect trash from around the pond.

Keeping the area around the drain clear is important because leaves, sediment, muck, and other debris can build up over time and interfere with proper water flow and drainage—especially during heavy rains. Regular attention to these areas helps keep our drainage system working as it should and keeps our pond area looking clean and well cared for.

We truly appreciate William and all of the residents who pitch in to help maintain our community. Thank you, William, for giving your time and helping keep our pond and neighborhood in great shape!



FLYERS REMINDER

To help keep our community clean, please do not post flyers on mailboxes or streetlights. These materials often become litter and detract from the appearance of the neighborhood.



BULK TRASH REMINDER

Please remember that bulk items must be placed with a Caln Township assigned trash can or they will not be collected. Televisions and other electronics should not be disposed of with regular or bulk household trash. To help keep our community clean and safe, please follow these guidelines:

- Place bulk items at the curb after 6:00 PM on Wednesday alongside a Caln-assigned trash can.
 - **Limit one bulk item per week.**
 - Remove any uncollected items promptly after pickup—do not leave them at the curb.
- Uncollected or improperly placed items can be unsightly and may pose safety risks, especially for children. Items left behind are considered curbside dumping and are strictly prohibited. If you notice bulk items placed too early or left uncollected, please consider offering a friendly reminder to your neighbor. You may also report the issue to the property manager with the homeowner's name (if known) and the house number.

Individuals found dumping items improperly may be subject to fines, and the association may notify local authorities if necessary. Residents may also contact AJ Bolenski directly to arrange bulk item pickup.

For more information on trash and recycling services, visit [Caln Township Trash](#)

Thank you for helping keep our neighborhood safe, clean, and welcoming.



ELECTRONICS DISPOSAL COMPLIANCE
Important Reminder

Pennsylvania law prohibits trash haulers from collecting these electronic items:

- Computers & laptops
- Monitors & TVs
- Microwaves
- Other household electronics

Where to take electronics: Electronics must be taken to an electronics recycling event or an approved drop-off location, such as Goodwill. For details, visit [Goodwill e-waste](#).

Lanchester Landfill is also an option for electronics disposal.

Location note: Lanchester Landfill is on Route 322, approximately 15 minutes west.

For additional guidance, see [Chester County SWA Electronic Waste Disposal](#)

Curbside dumping is strictly prohibited. If you see electronics placed at the curb for trash pickup, please kindly remind the resident that these items are not permitted and must be removed and disposed of properly.

You may also report the issue to the property manager with:

- The homeowner's name (if known)
- The house number where the item originated.

Items left at the curb will result in a \$100 dumping fine, plus \$25 per day until removed.

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Safely Dispose of Household Hazardous Waste in 2026

If you have chemicals, pesticides, oil-based paints and stains, rechargeable batteries, mercury products, household cleaners, or some auto products taking up space in your home and you're not sure what to do with them, you're in luck!

Chester County Solid Waste Authority is hosting a Household Hazardous Waste collection event in Downingtown October 4th. Registration is required, so sign up for your spot today!

[Register Here!](#)



Roof Flashing Reminder

What to check: Inspect roof flashing regularly for wear, loose sections, gaps, or failed seals.

Why it matters: Damaged or failing flashing can lead to water leaks and interior ceiling or wall damage. It may also cause wood rot, mold from trapped moisture, loose or lifted metal during high winds, and gaps that allow wildlife to enter attic spaces.

Recommended action: Repair or reseal damaged flashing promptly to help prevent costly damage.



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!

Meeting Reminder

BOARD MEETINGS

Please note the following changes to the Board meeting schedule:

October 2026: There will be no Board meeting on the second Tuesday in October.

November 2026: The Board will meet on the second Tuesday in November. Beginning in 2027, Board meetings will be held quarterly, on the second Tuesday of the following months:

February

May

August

November

Residents are encouraged to take note of the new quarterly meeting schedule. Additional meeting details and any updates will be communicated in advance.



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.

Questions or Concerns?

Please email anthony@keypam.com.

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