Wedgwood Estates

38 Nancy Lane
Downingtown, PA 19335
info@wedgwoodestates.com

Managed by - Key PA Property Management
Phone - (610) 840-7870 - anthony@keypapm.com

COMMUNITY NEWS – OCTOBER 2026



Halloween Trick-or-Treat Reminder

Get ready for a fun and festive Halloween in the neighborhood!

Trick-or-Treat
October 31st 6:00 PM – 8:00 PM

We look forward to seeing all of our little ghosts, goblins, superheroes, and princesses out enjoying the evening!

Be sure to stop by the Clubhouse while you're out trick-or-treating! We'll have a little Halloween treat waiting for you. We hope to see you there!

Halloween Safety Reminders

Please watch for children crossing streets and drive slowly through the neighborhood.

Children should use sidewalks when available and stay with an adult or group.

Consider using flashlights or glow sticks to help children be visible after dark.

Make sure costumes fit properly and don't obstruct vision or movement.

Please remind children to look both ways before crossing the street.

If you are handing out treats, please keep walkways and steps clear and well-lit.

Let's all do our part to make Halloween safe, fun, and enjoyable for everyone!

Happy Halloween, neighbor!



Another Great Pool Season!

What a summer it was! A big THANK YOU to all of our pool members for making this another fun, relaxing, and memorable pool season.

From sunny afternoons and refreshing swims to catching up with neighbors and making summer memories, we hope you enjoyed everything our community pool had to offer. We're so grateful for everyone who helped make the pool such a welcoming place to spend the summer!

Don't Forget Your Guest Passes!
Didn't use all of your guest passes this year? No worries! Your unused guest passes will carry over to next season as long as you join the pool again next year.

Until then, enjoy the cooler weather, and we'll see you back at the pool next summer!

Thanks for making it a great season!



Weekly Chess Club

The Coatesville Area Public Library hosts a chess club every Tuesday from 4 to 6 p.m. for all ages and skill levels. No experience or registration is required—just stop by and play, learn and improve with guidance from Coach Stafford.

Located at 501 E. Lincoln Highway, Coatesville For more information, call (610) 384-4115 or visit Coatesville Library



Make a Difference in Wedgwood!

Looking for community service hours—or simply want to give back and make a difference in Wedgwood?

We're looking for volunteers who are willing to lend a hand and help our community thrive. Whether you enjoy working outdoors, helping with community projects, or sharing a special skill, there's a place for you!

Ready to get involved? Email info@wedgwoodestates.com with your availability and areas of interest. We'll connect you with volunteer opportunities that fit your schedule, interests, and strengths.

Every helping hand makes a difference!



Paving and Sidwalk Update

Paving and sidewalk work is underway on Bianca and Delphi. Updates for Astor will be provided after the drainage issue is fully evaluated and the appropriate next steps are determined.

Thank you for your patience during the recent sealcoating work and as the paving process continues.

Additional updates will be shared with residents by email. We appreciate your continued understanding throughout this process.

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COMMUNITY NEWS – OCTOBER 2026 CONTINUED



FIREPITS & CHIMINEAS – Guidelines

Firepit & Chiminea Safety Guidelines
As the cooler months approach, outdoor self-contained firepits and chimineas can be a great way to enjoy the season — safely and responsibly. Please follow these community rules:

Location

- Use only on your own property
- Keep a safe distance from homes, structures, and neighboring yards

Weather Conditions

- No fires during droughts or high winds

Supervision Required

- Fires must be attended at all times
- Never leave a fire unattended, even briefly

Extinguish Completely

- Fully extinguish fires before leaving the area
- After use, place ashes in a metal ash can or fire-safe container
- Dispose of ashes with weekly trash pickup
- Do not dump ashes or embers — even cold ones — on your lawn or in common areas

Let's all do our part to keep the neighborhood safe, clean, and enjoyable for everyone!



This Month's Spotlight: Jeff Hall

We'd like to give a big thank you to Jeff Hall, one of our dedicated community volunteers, for all the work he does to help keep our neighborhood looking its best!

Jeff is one of the volunteers who mucks the pond, and he also helps with weed whacking and clearing the woods around the pond, as well as clearing extra tree branches and other debris.

His willingness to pitch in and help maintain our common areas makes a real difference in keeping our neighborhood beautiful and enjoyable for everyone.

Thank you, Jeff, for all you do for our community! We appreciate you.

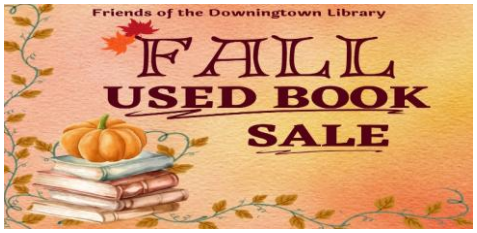


Have You Been Helping Out?

Have you helped pick up trash, cared for a common area, helped a neighbor, or contributed to our community in another way?

Let us know! We'd love to recognize the residents who are helping make Wedgwood Estates a better place.

Every little bit makes a difference!



Friends of the Downingtown Library Fall Used Book Sale

The Friends of the Downingtown Library will be hosting our Fall Used Book Sale. All proceeds benefit the library.

Book Sale Dates:

- Friday, October 16th 4pm-7pm
- Saturday, October 17th 9am-4pm
- Sunday, October 18th 1pm-4pm

The sale will continue during regular library hours October 19th - 23rd. The Bag Sale will be during regular library hours October 24th - 31st (closed on Sunday 10/25).

For additional information, please visit:
[Downingtown Library Book Sale]



D-Town Brew – Down

The 8th annual D-town Brew-Down on Saturday, October 24, 2026, at Minquas Fire Company No. 2, 141 Wallace Avenue, Downingtown, PA. All proceeds benefit the Downingtown Library.

Attendees will taste a wide variety of high-quality, home-brewed beers, which will be professionally judged for cash prizes. Food will be available on site for purchase from our friends at Chick-fil-A Downingtown!

For additiona information, please visit:
[D-Town Brew-Down]

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COMMUNITY NEWS – OCTOBER 2026 CONTINUED



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.



Snow Ready

Uwchlan Township is launching Snow-Ready Uwchlan, a public safety campaign focused on helping residents and plow crews work together for safer, more effective winter road clearing.

The campaign begins with Winter Kickoff on Ice on **Saturday, November 21**, from 12:30–4:00 p.m. at Power Play Rinks, 701 Haywood Drive, Exton.

The **free** event will feature public ice skating, ice bumper cars, a plow touch-a-truck, and opportunities to meet local road crews and first responders. Hot chocolate sales will benefit the Uwchlan Police Department, Uwchlan Ambulance Corps, and Lionville Fire Company.



Help Keep Our Storm Drains Clear This Fall

As the leaves begin to change and fall, it's a good time to remember that storm drains play an important role in preventing street flooding and protecting our local waterways.

Fallen leaves, grass clippings, branches, and other debris can collect around storm drains, blocking water flow and potentially carrying pollutants into nearby streams.

You can help by:

Keeping leaves and yard debris away from storm drains.

Clearing leaves and litter from the curb areas around your property.

Properly bagging and disposing of yard waste.

Never blow or sweep leaves, grass, or debris into the street or storm drains.

Remember, storm drains carry water directly to local waterways without treatment. Keeping the areas around our drains clear helps our drainage systems work properly and reduces the risk of flooding.

Thank you for doing your part to keep our neighborhood clean, safe, and ready for the fall season!



BOARD MEETINGS

Please note the following changes to the Board meeting schedule:
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** – This meeting is intended for **membership deeded homeowners only**.
- **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.



Please email anthony@keypapm.com.

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