

WEDGWOOD ESTATES
SPRING 2016 – NEWSLETTER - 4/19/16

As the spring and summer months are rapidly approaching, the WECA Board of Directors would like to share some current news with our owners and residents. We are also reminding both homeowners and residents of the Rules and Regulations that are frequently referred to during the Spring/Summer months, in an effort to make the warm weather seasons peaceful and enjoyable for all residents of our community.

CURRENT NEWS

OFFICE HOURS – The office will currently have no set daytime or evening hours. We will be meeting with owners, by appointment only, for matters that cannot be handled by phone or email. Our financial secretary and property management assistant, Christy, is currently on maternity leave. She will be returning by the end of May. During this time we are asking all residents to assist us by communicating as much as possible by email, or leaving a message on our office voicemail. The board will be managing the office, and the daily business of the association, until she returns. We will respond to all voice mails and emails as promptly as we can, and we thank you for your understanding. We feel due to the short time Christy will be out of the office, we do not require a temp to handle the affairs of the association.

INSPECTIONS (WALKAROUND PROPERTY INSPECTIONS) – The WECA BOD is currently conducting our periodic walk-around inspection of common areas, and homeowner properties within the community. Many homeowners have requested this be done on a regular basis, due to issues they are becoming aware of in their own courts, and the desire to clean up our community. Please make sure that your home and property are properly maintained, and all exterior areas are free of clutter. All homeowners will be notified of any issues with their property in need of attention. Deadlines will be given to remedy, and fines will be assessed for non-compliance.

UPGRADES – we are currently working on upgrades to our amenities, and the next phase of street repaving. We will notify all of our owners and residents as these pending upgrades are scheduled for completion.

RULES AND REGULATIONS RECAP

CLOTHES LINES – Permanent clothes lines are prohibited. Owners may hang clothes to dry, but lines have to be removed when not in use.

CURFEW – Caln Township curfew applies to any person under the age of 18, on all Wedgwood streets and common grounds. Parent and/or Guardian is responsible for enforcing curfew:

10:15PM to 6:00AM - September 16th through June 14th

11:15PM to 6:00AM - June 15th through September 15th

DRIVING ON COMMUNITY PROPERTY – No driving is permitted on community property. The operation of motorized vehicles of any kind, other than those hired to maintain lawns & common areas, shall be prohibited on any portion of common or private property, other than paved roadways or parking lots. Repair of any damage to common or private property by vehicles, will be the responsibility of vehicle owner.

FIREPITS & CHIMNEAS – Outdoor self-contained firepits and chimineas are permitted. Firepit or chimnea must be placed on your personal property, away from any structures, and adjoining neighbors properties. Fires are NOT permitted during drought or windy weather. Fires must be attended at all times. Fires must be extinguished before leaving area. After use of firepit or chimnea, ashes must be disposed of properly in an ash can or fire safe container, and disposed of with weekly trash pickup. Embers and or cooled ashes are not to be dumped on personal property or any common areas.

FIREWORKS - Fireworks are prohibited. Sparklers are exempt, but please collect all wires and dispose of properly. Fines will be issued for violations, and the authorities will be contacted, with NO warning. Please call 9-1-1 and report any violators immediately, to assure the safety of your fellow homeowners, and protect our homes.

HUNTING & TRAPPING – Hunting and trapping is prohibited on near Wedgwood property. This includes the use of dangerous traps or weapons, including but not limited to – traps, pellet guns, dart guns, air guns, bow and arrow, cross bows, guns, rifles or the like. Trapping of nuisance animals is permitted provided the owner/resident complies with township and state laws for capture and release, or hiring of an expert for removal.

LITTER – Please ask your children to dispose of their trash properly. Please do not send your children to the bus-stop with disposable dishes. We cleanup a lot of litter; around the basketball court, the pool entrance, at bus-stops, and from ice cream truck visits. On trash day, if you see any loose items on the ground while retrieving your cans, please pick them up. We must pay extra to collect this trash in order to keep our community clean.

NOISE – We have a no tolerance policy for noise disturbances. Loud parties, loud music, fighting, screaming, and the like, are not fair to homeowners and residents who are trying to relax, that have infants or young children who nap, or those who have different work schedules, and need their rest. Please be courteous to your neighbors.

PETS –

- Pets must be under control at all times, and/or on a leash. Pets may not be left free to roam. Pets must be leashed on community property.
- All dogs must be properly licensed.
- Pets may be walked only on your unit's lot, or on common property, away from buildings and recreational facilities.
- Pet owner shall immediately pick-up pet waste, place into a closed container or tied bag and dispose of properly in a sanitary manner, in your own personal lidded trashcan. This applies whether you walk your dog on common ground, or if your dog eliminates in your yard. This is a Caln Township law.
- Owners shall restrain and prevent their pet from urinating upon fellow homeowners' private lots, property, vehicles, trash containers, and other objects.
- Urine & fecal odors emanating from your yard must be limed regularly, using lime and water spray to remove any odors. If you leave your pet eliminate solely in your yard, you are required to be diligent to prevent odor from occurring. Odors are present year round.
- Owners shall leave their animals indoors when away from their unit. Outdoor housing of pets is prohibited. .
- No animal shall be leashed, tied or chained to any stationary object on or within reach of common property or adjacent lots. Pets may not be tied or chained for an extended period of time.
- Continually barking dogs, whether indoors or outside of a unit, shall be considered a nuisance, and is prohibited.
- Cats should be kept indoors and not free to roam. Feral cats and cats using flower beds as litter boxes are a nuisance to fellow owners.
- Animals on the grounds of a unit other than their own, may be considered a nuisance by the unit owner.
- No chickens, hens, fowl or livestock of any kind are permitted to be penned, raised or maintained on private or common properties
- Each homeowner has the right and responsibility to report uncontrolled and/or nuisance animals in Wedgwood Estates to the Animal Control Officer, Caln Township or the Chester County SPCA.

POND & BEAVER CREEK RECREATION AREA –

BOATS - we permit only rowboats, canoes, kayaks, paddleboats and the like; small portable electric motors are permitted; NO petroleum motors allowed. Motors are limited to 3 HP at trolling speed no greater than 5MPH. Boats must be carried down to pond area, and removed by foot. Vehicle traffic on common ground is prohibited.

DOGS - All dogs must be leashed. Dog feces must be removed immediately from all common areas including waterfront, trails, and wooded areas. Dogs must be prevented from threatening and or chasing the waterfowl. Dog owners are prohibited from wading or swimming their dogs in the pond within 100 feet of waterfowl.

DRAINS & OUTLETS - the drain at the north end of the pond is monitored by the HOA and the township. The area of the pond that lies within 100 feet of the outlet dam shall be closed to ALL fishing. Fishing lines cause clogging of the outlet, which has to be maintained and free-flowing. Anyone caught tampering with the drain outlet faces stiff WECA and township fines, and tampering may result in closure of the recreational pond. Water must flow freely through the drain at all times.

ENTRY- remote walk-in (only) entry may be made from Westbury Court, Astor Court, and Bianca Circle. Please do not walk through owners' private yards. Most end units own ~15 feet minimum from the side of their homes.

FISHING - a PA Fishing License is required for the pond, as well as for Beaver and/or Valley Creeks, which are stocked for the fishermen. WECA has stocked the pond with algae eating carp, and will be increasing the stock as needed for algae control. The carp, if caught by fishermen, must be immediately released, or violators will be fined without notice.

SWIMMING - no swimming is allowed

TRASH - We invite our owners and residents to use the pond, but require that all persons enjoying the recreational area keep it clean, and take their trash home with them. Please be sure to remove all trash, hooks and tackle from the area to protect wildlife and fellow residents from potential injury. While boating, if trash or debris is found in the water, we appreciate all residents' help in removing the trash and/or debris, and placing it out for weekly trash pickup. As the association does not own a boat, we have no access to cleanup the floating and/or submerged debris.

WILDLIFE -

DUCKS - Do NOT disturb or chase the ducks. There are several ducks residing in the pond area that are on the list of protected species.

GEESE - Refrain from feeding the geese, this draws the geese toward the homes and creates issues for owners that back up to the pond area.

SWANS - Do NOT disturb or chase the swans. The swans chase the geese, and the swans are an integral aid in helping to rid geese and contain algae growth.

TURTLES – Snapping turtles have been spotted in the pond, some are very large. Please caution your children of the danger of approaching or playing with the turtles to avoid injury to your child.

POOLS (KIDDIE & PRIVATE) – No private pools (quick-set inflatable top ring or pvc framed) are allowed in Wedgwood. Kiddie/toddler pools are permitted, provided the pool sides are no higher than 18”, and pools are drained and removed from yard DAILY. The community pool is available to all owners and residents of Wedgwood, and their guests. Membership applications are available online or from the office.

PROPERTY MAINTENANCE –

BUSHES AND SHRUBS – Bushes and shrubs are the sole responsibility of the owner. They must be maintained to keep height under 6-1/2 feet, and not encroach upon adjoining neighbors’ property lines, common property, and/or sidewalks. If they run parallel to a sidewalk, they must be trimmed to keep the entire width of the sidewalk clear. Bushes may not obstruct the vision of motorists making left or right turns from corner properties. Shrubs and bushes may not exceed (30) inches into intersection sight triangles or along township right of ways. Bushes and shrubs should be maintained in the spring and fall to keep them neat and clean. Any poison ivy growth, weeds, or seedlings, must be removed immediately to prevent spreading to neighboring properties, whether private or common.

FLOWER BEDS, PLANTINGS AND GARDENS – Flower beds, plantings or gardens are prohibited on common property. Nothing may be planted within the Township right of way (along either side of Wedgwood Drive), or at street/court entrances as to block motorist vision exiting the entrances at corner properties. Planting is encouraged on private lots, but must be maintained. Beds and plantings may not be overgrown or unkept. Beds, plantings and gardens must be clearly edged or defined, as to segregate from the lawn. Major landscaping which would involve, but not be limited to, re-grading the lot/land/parcel must be approved by the BOD before any such modifications are undertaken. Proper drainage must be considered.

HEDGES – Hedges are permitted as a natural alternative to privacy fencing, as privacy fences are not permitted in Wedgwood. Hedges are the sole responsibility of the owner. Hedges must be maintained to keep height under 6-1/2 feet, and not encroach upon adjoining neighbors’ property lines, common property, and/or sidewalks. If the hedge runs parallel to a sidewalk, they must be trimmed to keep the entire width of the sidewalk clear, with 8” setback from edge of walk. Hedges may not obstruct the vision of motorists exiting entrances at corner properties.

Hedges should be maintained regularly in the spring and fall to keep them neat and clean. Any poison ivy growth, weeds and tree seedlings, must be pulled regularly, to prevent spreading to neighboring properties, whether private or common.

TREES – Trees must be trimmed to allow a (6) ft ground elevation for lawn care, or in the case of natural privacy screens, (1-1/2) ft elevation for weed trimming. Trees must be trimmed to an (8) ft elevation above all sidewalks and (14) ft elevation above all roadways.

DISPOSAL AND DUMPING -

All trimmings, branches, and any yard waste are **NOT** to be disposed of or dumped; in or at edges of the pond, basins or marshes, in or along the edges of our wooded areas, on common grounds, or in the dense overgrowth bordering our property lines, or behind the line of shops in the front of the community. Fines will be assessed to violators, without warning. All trimmings must be bagged, or bundled for yard waste pickup, and kept on your personal property until 6PM the evening prior to scheduled pickup.

Owners and residents can also take advantage of one of the chipping programs run through the township in the spring and fall (the WECA office will be glad to help coordinate pickup points, just give us a quick call). Details of the chipping program are available on the Caln Township website.

We wish all our owners and residents a wonderful Spring and Summer !!

If you have any questions or concerns, please contact as via:

email at - wedgwoodstates@verizon.net or call the office at (610) 873-7208.