

BEAVER RUN VILLAGE HOMEOWNERS ASSOCIATION

SPRING NEWLETTER – MAY 2017

BOARD MEMBERS

Jeffrey Pakrul – President
Michael Dalmati – Treasurer
Larry Quintana – Member at Large
Justin Moeser – Member at Large

COMMUNITY YARD SALE

The community yard sale for Beaver Run Village is scheduled for Saturday, May 6th from 8:00 AM to 1:00 PM. The rain date will be Saturday, May 13th from 8:00 AM to 1:00 pm. Residents can participate by simply placing items in their front yards or driveways during the noted hours. The sale will be advertised in local newspapers. It should be a great opportunity to meet some neighbors and earn some cash!!



UNIT LANDSCAPING BEDS & SHRUBS

Per the Declaration of Beaver Run Village, **each Unit Owner is responsible for maintaining the landscaping and landscape beds on all portions of the Unit including, mulching, weeding, pruning and replacement of all plantings.** Please help us in keeping the community attractive by edging and mulching your landscaping beds. All beds should be routinely weeded throughout the growing seasons. In addition, please ensure that all shrubs on your lot (front, side and rear) are properly pruned and in satisfactory condition.



DOOR & TRIM PAINTING

In 2017 we will require that all unit owners take action to check and paint their front doors and door trim, especially in Phase II where many doors need to be freshened up. The door and trim paint colors were recently updated to match stock paint formulas at Sherwin Williams. This should make it easy for residents to obtain the paint at Sherwin Williams on Route 309 in Quakertown. The paint sheen for doors and trim should be semi-gloss. Please take the needed steps to paint your front door and door trim with the approved colors. All doors and trim will be checked this summer with notices sent out as needed. If you need the designated paint formulas for your unit, please send an email to ray@bcpropertymanagement.net providing your address.

DIRT & ALGAE ON SIDING

As part of normal home maintenance, owners are required to keep their home exteriors clean to maintain the attractive appearance of their homes. There are many safe cleaning agents that can be used to spray or wipe off dirt and algae. Last year we sent out power washing proposals in an effort to initiate a group effort and discount, but response was minimal at best. Please take the needed steps to clean your home exteriors.

On a serious note; each year brings the recurring necessity to remind folks about maintaining planting beds, shrubs, painting front doors and trim, etc. Let's work together to collectively increase the value and aesthetic quality of our community. Look at it as Community Road Side Appeal!

TRASH CONTAINER STORAGE

Please return your trash totes and recycling bins to their required storage locations by the end of each collection day. In Phase I, containers are to be stored on the front porches or behind the units. In Phase II, containers are to be stored inside garages or behind the units.

REAL ESTATE SIGNS

The Beaver Run Homeowners Association permits each owner the opportunity to post one (1) real estate sign (Sale or Rent) no larger than 16" x 24" in a front window of their home. No yards signs are permitted to be posted on a lot or in the common areas. In fairness to a Unit Owner trying to sell their home, and conducting an Open House, Realtor directional signs will be permitted on the day of the Open House only. All signs must be removed at the end of the event.

LEASING AMENDMENT

Last year we sent out two mailings regarding a proposed leasing amendment. The Amendment, if passed, would help control the number of future rental units by requiring that new owners to occupy their units for a period of at least two (2) years before having the ability to rent their units. Amending our Declaration requires the written approval of 67% of all Units. Currently we have 62 owners in favor of the amendment and 22 that are against it. The Amendment expires next month and it's highly unlikely that we will get the required 128 in-favor votes to pass the Amendment before that time. Thank you to the owners that took the time to submit a ballot.

BUCKS COUNTY WATER SEWER AUTHORITY

Over the years at least 7 owners in Phase II have experienced issues with low water pressure due to issues with the main water line to their homes. The needed water line repairs were performed by the local water authority or BCWSA. These repairs were assessed to the benefitting owners since the water line from the curb to the home is part of your properties. The pages that follow detail a low cost monthly insurance program offered by BCWSA that covers or reduces these significant repair costs in the event of a water line issue. Owners interested in the program can contact BCWSA directly.

PET WASTE REMOVAL

Per the Rules & Regulations of Beaver Run Village, "Each owner shall be responsible for immediately collecting, removing, and properly disposing of any and all animal waste left by his/her pets. The cleanup is especially important since uncollected waste will develop bacteria, which may be harmful to children and other pets. Pets are required to be properly leashed/restrained at all times when outdoors. Please contact B.C. Property Management if you should see any issues.

APPROVED DECK STAINS

At this time there are two tinted stains that are permitted for application to any new or existing deck in the community. Clear sealants are also permitted. The pre-approved deck stains colors from Behr are as follows:

Colors: Cedar or Redwood Naturaltone
Stain Finish Type: Solid or Semi-Transparent

KIDS ON BICYCLES

It has been brought to our attention on several occasions that kids are riding bicycles in Beaver Run while **simultaneously** viewing their smart phones! This dangerous habit is a serious accident/tragedy waiting to happen. Please remind your kids to stay off their phones when riding their bicycles. Thank you!

SHEDS – NO NEW INSTALLATIONS PERMITTED

We were recently contacted by a few new owners in the original section of Beaver Run Village about the possibility of installing a shed behind their homes. Please be advised that shed installations are no longer permitted in Beaver Run. The sheds that are currently installed in Phase I were in existence prior to the release of the current Association documents when Phase II was constructed. The existing sheds are grandfathered until they reach the end of their useful lifespan. Once removed, they can't be replaced.

Per the Declaration of Beaver Run: "Any architectural improvements which exist on the Existing Units (i.e., the Units located in Phase I and II of the Community), which are in violation of the architectural restrictions outlined in this Section 16.01 (such as satellite dish, shed, storm door, etc.) shall be considered a non-conforming condition (hereinafter "Non-Conforming Conditions"). The Unit Owners of the Existing Units shall have the right to continue the Non-Conforming Condition after the adoption of this Declaration. If a Unit Owner repairs, demolishes or dismantles a Non-Conforming Condition at any time following adoption of this Declaration, the Unit Owner shall lose their right to replace, reinstate or continue that Non-Conforming Condition. The Unit Owner shall then be required to comply with the architectural restrictions outlined in this Declaration."

It is suggested that residents consider a resin type storage module for placement on your decks or patios. The modules should be placed against the back wall of a home.



CONTACT INFORMATION

Questions regarding Beaver Run should be directed to B.C. Property Management. Their office hours are from 9:00 AM – 5:00 PM, Monday through Friday. Please contact Ray Carr or Dave Craven at 215-345-9903, or by email at admin@bcpropertymanagement.net.