

BEAVER RUN VILLAGE HOMEOWNERS ASSOCIATION

SUMMER NEWSLETTER – JULY 2016

BOARD MEMBERS

Jeffrey Pakrul – President
Michael Dalmati – Treasurer
Larry Quintana – Member at Large
Anthony Collura – Member at Large

LEASING AMENDMENT

All Unit Owners were recently sent a proposed leasing amendment. The intent of the amendment is to help control the number of future rental units by requiring that new owners (after the date the amendment is passed and recorded) to occupy their units for a period of at least two (2) years before having the ability to rent their units. Amending our Declaration will require the written approval of 67% of all Units. The amendment would also require that all new leases be a term of at least one (1) year. There is mention of an administrative fee in the amendment, but please disregard this since there will be no fees assessed to landlords or their tenants. We urge all owners to complete and return their ballots as soon as possible. Currently we have 55 owners in favor of the amendment and 20 that are against it.

DOOR & TRIM PAINTING

We have noticed that the doors and trim of many units, especially in Phase II, could stand a fresh coat of paint. We recently updated the door and trim colors to match stock paint formulas at Sherwin Williams. This should make it easier for owners to find the needed paints at any Sherwin Williams store. We ask that unit owners take proactive steps to paint their front doors and trim with the approved colors that are available at Sherwin Williams. Please contact Ray Carr at B.C. Property Management to obtain the paint formulas for your unit.

DIRT & ALGAE ON SIDING

There are many home exteriors (siding, shutters, trim, etc.) that still contain dirt, green algae and bird droppings. As part of normal home maintenance, owners are required to keep their home exteriors clean to help maintain the attractive appearance of their homes and community. There are many safe cleaning agents that can be used to spray or wipe off dirt and algae. We recently sent out power washing proposals for the various home styles in Beaver Run in an effort to coordinate a group service and discount, but response from the owners has been minimal. Please take the necessary steps to properly clean your home exteriors. Thank you!

LANDSCAPING BEDS & SHRUBS

Per the Declaration of Beaver Run Village, each Unit Owner shall be 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.

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. If you should notice anyone not cleaning up after their dogs, please contact B.C. Property Management.

TRASH CONTAINER STORAGE

Please remember to 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 the garages or behind the units.

FIND US ON THE WEB & FACEBOOK

The Beaver Run Village website can be found at www.beaverrunhoa.com. The site contains Association documents, newsletters, resale packet request forms, etc.

We are also on Facebook. Search for the Beaver Run Village Homeowners Association and like us to be kept informed of the latest happenings in the community.

CONTACT & EMERGENCY INFO

The normal office hours of B.C. Property Management are 9:00 AM – 5:00 PM, Monday through Friday. Our Property Manager, Ray Carr, can be reached at 215-345-9903 or by email at ray@bcpropertymanagement.net.