

BEAVER RUN VILLAGE NEWS

Fall/Winter Edition – November 2020

B.C. Property Management, Inc.

SEASONAL ITEMS, TOYS, BICYCLES, ETC.

Now that fall is upon us, it's important that seasonal items, children's toys, sports equipment, bicycles, etc., be properly stored in the homes for safe keeping during the winter months.

SNOW REMOVAL

The Association takes care of clearing and treating all roadways, common sidewalks, overflow parking areas, and all mailbox areas. **We ask that you cooperate with the snow removal efforts by moving your vehicles to cleared areas when the snow removal crew is working in your area.**

In Phase I (original section) each Unit Owner is responsible for clearing their front porch and walkway out to the main common sidewalk.

As a reminder, Unit Owners in Phase II (newer section) are responsible for removal of snow and ice from their driveway, walkways, and the main sidewalk in **front** of their homes. Per a Richland Township ordinance, owners must clear or treat their front sidewalks within 24 hours from the end of a snow/ice storm.



ANNUAL MEETING

Each year we normally hold our Annual Meeting in mid to late January at the Richland Township Building. This year we will need to keep an eye on the Covid-19 situation over the next 45-60 days before determining if an in-person meeting will be held. If virus conditions or limited meeting room availability prevent an in-person meeting, we will look to do a Zoom meeting for owners wishing to view and take part in the meeting. Notices regarding the Annual meeting will be sent out in December.

HOLIDAY DECORATIONS

Outdoor holiday lights associated with Christmas, Hanukah, etc., are not to be illuminated before Thanksgiving each year. Christmas and Hanukah decorations and lights must be completely removed by January 15th. Outdoor holiday lighting should be turned off by 11:00 p.m. in consideration of adjoining neighbors. Other holiday decorations associated with Halloween, Valentine's Day, etc., should be displayed for no longer than thirty (30) consecutive days.

TRASH REMOVAL DO'S & DON'TS

We recently received an email from Whitetail Disposal with photos showing various issues that were encountered during the collection that day. One photo showed motor oil from a vehicle oil change coming out of a toter into the trash truck. Another photo showed a considerable amount of dirt/soil in a trash toter. The last photo showed large rolls of old carpeting and padding sitting curbside.

Please be reminded that items such as Paint, Oil, Tires, Dirt/Soil, Concrete, Construction and Demolition Debris, and any Hazardous Household Materials are not accepted by trash haulers.

In addition, please remember special pickup arrangements are needed for standard and large bulk items, appliances, electronics and televisions. Large bulk items as well as electronics and appliances will incur a removal fee that will be forwarded directly to the owner that requests the special collection. Items containing Freon are not accepted.

As always, trash toters and recycling bins need to be returned to their required storage locations by the end of every collection day. In the original section, containers are to be stored on the front porches or behind the units. In the newer section, containers are to be stored inside the garages or behind the units by the back walls of the homes.

PET CLEANUP & RESTRAINT

We are routinely contacted about some pet owners that do not clean up after their dogs. It's important that all pet owners immediately clean up after their dogs in all outdoor areas. If you see anyone not cleaning up after their dog(s), please send an email to admin@bcpropertymanagement.net providing information on the pet owner not fulfilling their per clean up responsibilities. In addition, please remember that dogs are required to be properly leashed and supervised at all times when outdoors.



BASIN USAGE

The fenced basin on Beaver Run Drive is not designated as a play area or Dog Park. If you or your children decide to enter the basin for any reason, please understand that you do so at your own risk. If you bring your dog into the basin area, please remember that you are required to always clean up after them. Playing on or around the concrete headwalls or drain inlets of the basin is strictly prohibited.

PROPERTY MODIFICATIONS

Unit Owners are required to submit plans to the Association for approval prior to starting any exterior construction, alteration or modification to their Lots. This includes new decks, patios, storm doors, privacy fencing, landscaping beds, etc. Owners should submit a Change Request Form detailing the project along with a sketch of the proposed addition in relation to the home. The dimensions of proposed decks, patios and landscaping beds need to be provided on sketches.

VEHICLE REGULATIONS: All vehicles must be currently inspected and operable to be parked on the premises of Beaver Run Village. Vehicles that are not inspected and/or operable are not permitted to be parked or stored anywhere on the property. Trucks and vans with commercial lettering or attachments are not permitted to be parked on the premises during the overnight hours.

PARKING REGULATIONS

In Phase I (Beaver Run Drive & Mansfield Circle)
– Each resident has two (2) designated parking spaces directly in front of their home. Parking in the assigned spaces of other units is strictly prohibited. Parking along the inner curb area of any island is not permitted. In addition, parking around the circles on Beaver Run Drive Mansfield Circle is not permitted.

In Phase II (Terrace Drive, Westfield, Village, Waterway and Windsor Courts) - Unit Owners and their guests are not permitted to leave vehicles parked in a manner where they block any sidewalk. Parking vehicles across the sidewalk is identified as a prohibited nuisance as stated in Richland Township's Code of Ordinances. It's important to keep the sidewalks clear for pedestrian traffic, especially for children walking to and from their school bus stops at Station Road and Terrace Drive.

KIDS ON BICYCLES, SCOOTERS, ETC...

Now that it's getting darker earlier, it would be a good idea for parents to remind their kids about the need to wear reflective hats/jackets and be mindful about playing in the road after dark. In addition, please remind them to stay alert and off their cell phones when riding their bicycles on any streets.

BOARD MEMBERS

Jeffrey Pakrul – President
Michael Dalmati – Treasurer
Sarah Fontanez – Member at Large
Anil Bansal – Member at Large
David Beam – Member at Large

CONTACT INFORMATION

Beaver Run Village Homeowners Association
C/O B.C. Property Management
350 South Main Street, Suite 211
Doylestown, PA 18901

Property Manager: Ray Carr
Phone: (215) 345-9903
Fax: (215) 345-9904
Email: ray@bcpropertymanagement.net

