

BEAVER RUN VILLAGE NEWS

Winter Edition – January 2024

B.C. Property Management, Inc.

SNOW REMOVAL

The Association takes care of clearing/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.

In Phase II (new section) each Unit Owner is responsible for removal of snow and ice from their driveway, walkways, and the main sidewalk in **front** of their homes. **The front sidewalk clearing responsibility includes treating icy areas on an as needed basis.** Per a Richland Township ordinance, owners must clear or treat their front sidewalks within 24 hours from the end of a snow/ice storm.

PET CLEANUP & RESTRAINT

We are routinely contacted about some pet owners that do not clean up after their dogs. It is 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 ray@bcpropertymanagement.net providing information on the pet owner not fulfilling their pet clean up responsibilities. In addition, please remember that dogs are required to be properly leashed and supervised at all times when outdoors.

TRASH REMINDERS

Please remember that special pickup arrangements need to be made for bulk items such as mattresses, box springs, furniture, sofas, etc. Large bulk items as well as electronics and appliances will incur a removal fee from the hauler that will be forwarded directly to the owner that requests the special collection. Items containing Freon are not accepted.

As always, trash totes 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.

TOYS, BIKES, SPORTS EQUIPMENT, ETC.

Please remember that all children's toys, bicycles, scooters, sports equipment, etc., are required to be stored inside or on deck/patios behind the homes when they are not in use and on a nightly basis. In the original section of Beaver Run these items are permitted to be stored on front porch areas on a short-term basis.

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 overnight hours.

PARKING REGULATIONS

In Phase I (Beaver Run Drive & Mansfield Circle) – Each unit has two (2) designated parking spaces directly in front of their home. Parking in the assigned spaces of other units is 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 Court, Village Court, Waterway Court & Windsor Court) –

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 is 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. It's also important not to block mailbox clusters.

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.

CONTACT INFORMATION

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