

BEAVER RUN VILLAGE NEWS

Winter Edition – February 2013

B.C. Property Management, Inc. 215-345-9903

ANNUAL MEETING

The Annual Election Meeting of the Beaver Run Village Homeowners Association was held on Wednesday, January 16, 2013. We would like to congratulate Bruce Hengey and Elizabeth Lemuell on their re-election to the Board of Directors. We would like to thank Sean Kessel for his interest in serving on the Board. Listed below are the Board members and their current positions.

Bruce Hengey – President
Jeffrey Pakrul – Vice-President
Michael Dalmati – Treasurer
Elizabeth Lemuell – Secretary
Russ Palmer – Member at Large

LOOSE TRASH IN COMMUNITY

Loose trashing blowing around Beaver Run has become a big problem! We ask that you please consider the weather conditions before placing your trash out the night before the scheduled collection. If it's very windy or the weather is expected to take a turn for the worse during the night, please wait until early the following morning to put out your trash.

Remember, all trash needs to be inside the designated trash totes or in tied heavy duty trash bags. No boxes or other unsecured loose trash should be left on the ground.



ONLINE PAYMENTS

Did you know that Assoc. Dues can be paid at the website of B.C. Property Management at www.bcpropertymanagement.net? Simply go to the site and click on "Online Payment", enter the first 5 letters of the community (BEAVE) to be directed to the Beaver Run Village payment portal. Create a new account or login with your existing account to view your payment options.

PET CLEANUP & RESTRAINT



It's important that all pet owners always clean up after their dogs in all outside areas. This cleanup is especially important since uncollected waste can develop bacteria, which may be harmful to children and other pets. If you should see anyone not cleaning up after their dog, please contact the management company. Remember, all pets are required to be properly restrained and supervised when outside the home.

BEAVER RUN VILLAGE WEBSITE

In case you haven't already heard, Beaver Run Village has a new website! The site can be found at www.beaverrunhoa.com. The site contains Association documents, Newsletters, Resale Packet Requests, and a Maintenance Request link.

FIND US ON FACEBOOK

We are proud to announce that Beaver Run Village has a new Facebook page! Search for our page (Beaver Run Village Homeowners Association) and like us to be kept informed of the latest happenings in the community.



ROOFS IN PHASE I

Early next spring or summer we will start replacing the roofs in Phase I. The work will not include the 12 units on Mansfield Circle that were done by the Association in 2004. There are also several other units that where owners replaced their roofs on their own accord. These units will not be done provided they contain shingles that match in color and design to what is selected for the project. We are doing well in saving the needed funds to the Limited Common Account for Phase I. However, depending on several variables, there may be the possibility of a special assessment to help cover the project cost. We ask that owners plan accordingly.

GREEN ALGAE ON SIDING

Green algae is spreading on the siding on many homes in our community. The Algae is especially prevalent on siding that gets little to no sunlight during the day. As part of normal home maintenance, owners are required to completely remove the algae to maintain the attractive appearance of their homes. There are several safe cleaning agents that can be used to wipe or hose off the algae. Another option is to simply pressure wash the problem areas.

DENTED GARAGE DOORS

There are a handful of garage doors in Phase II that are badly dented from run-ins with vehicles. Unit owners are required to have the dented panels replaced to maintain the attractive appearance of their homes.

DOOR & TRIM PAINTING

In Phase II the paint on many of the front doors and trim is badly faded and/or chipped. Included with this newsletter is a color scheme chart for all homes in Phase II. We ask that owners be proactive about painting their front doors and trim. Each owner is required to stay with the original color scheme that was selected for their unit. If the colors listed for your unit do not seem to match what's currently on your home, please contact Ray Carr at B.C. Property Management.

APPROVED DECK STAINS

There are two tinted stains that are approved for application to decks in the community. The pre-approved deck stain colors are as follows:

Behr Cedar Naturaltone

Semi-Transparent Stain - Product# DP-583

Behr Redwood Naturaltone

Semi-Transparent Stain - Product# DP-534

We recommend that resident's pressure wash their decks prior to applying an approved stain or clear sealant to help provide better adhesion and appearance.

HOUSE NUMBERS

We urge our residents not to block their house numbers with any wreaths or other decorations. It's important that all house numbers be kept visible and in good condition for emergency response purposes.

CALENDAR OF EVENTS

Monday, April 15th – Landscape Services Start
Saturday, May 18th – Community Yard Sale
Sunday, May 19th – Yard Sale Rain Date
Wednesday, Jan. 15, 2014 - Annual Meeting

CONTACT INFORMATION

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