

BEAVER RUN NEWS

Fall/Winter Edition – November 2016

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

CHILDREN POOLS & TOYS

Now that fall is almost upon us, it's important that all seasonal items be moved inside your homes. Children's toys are also required to be properly stored inside when not in use and on a nightly basis.

SNOW REMOVAL

We are all looking forward to a much smoother year from a snow and ice removal standpoint. Gorecon will be entering their second year as the snow removal contractor for Beaver Run Village and we are expecting significant improvements this year.

The Association takes care of clearing and treating all roads, common sidewalks, overflow parking areas and 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 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.



HOLIDAY DECORATIONS

Reminder that holiday lighting and decorations may not be displayed prior to forty-five (45) days of the holiday and must be removed within fifteen (15) days thereafter. The lights and/or decorations must be contained within the parameters of flower and planting beds or affixed to the Unit. Any lighting must be shielded to prevent glare and emission that unreasonably affects any other Lot.



PET CLEANUP & RESTRAINT

We continue to receive complaints about pet owners not cleaning up after their dogs. It's important that all pet owners immediately clean up after their dogs in all outside areas. The cleanup is especially important since uncollected waste will develop bacteria that is harmful to children and pets. If you see anyone not cleaning up after their dog, please contact Ray Carr at rayr@bcpropertymanagement.net. Please remember that pets are required to be properly leashed and supervised at all times when outside.

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.

DECLARATION AMENDMENT

In May we sent out a proposed Declaration Amendment and ballot to all Unit Owners in an effort to address the growing number of rental units in Beaver Run Village. We currently stand at 43 rental units of the 190 units in Beaver Run Village.

We are concerned that if the percentage of investor owned units continues to increase, potential buyers and existing owners may be unable to obtain mortgages or refinance at favorable lending rates. In addition, the lack of owner occupied units has led to tenant issues and a decline in how some properties are maintained.

Enclosed for your review is the proposed Declaration Amendment that was sent to all Unit Owners. The amendment, if passed, would impose a restriction to require **new buyers** of units in Beaver Run Village (after the date the amendment is passed and recorded) to occupy their units for a period of at least two (2) years before being able to rent their units. Amending our Declaration will require the written approval of 67% of all Units. As of today we have only received ballots from 83 of the 190 units in Beaver Run Village.

If you have not already done so, please take a few minutes to review the proposed amendment and cast your vote on the provided ballot. Completed ballots can be mailed to B.C. Property Management at the following address:

Beaver Run Village Homeowners Association
350 S. Main Street, Suite 211
Doylestown, PA 18901.

Ballots can also be faxed to 215-345-9904 or emailed to ray@bcpropertymanagement.net.

If you should have any questions regarding the amendment, please contact Ray Carr at B.C. Property Management

ONLINE PAYMENTS

Please remember that your Association Fees 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' and 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. Payment options are electronic checks or credit cards.

BEAVER RUN VILLAGE WEBSITE

The website for Beaver Run Village can be found at www.beaverrunhoa.com. The website contains Association documents, Newsletters, Resale Packet Requests, and a Maintenance Request link.

FIND US ON FACEBOOK

Beaver Run Village is on Facebook. Search "Beaver Run Village Homeowners Association" and like us to be kept informed of the latest happenings in the community.

ANNUAL MEETING

The Annual Meeting for the Beaver Village Homeowners Association will likely be held in the second week of January. We will send out meeting notices and candidate forms once the meeting is officially scheduled.

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

