

The Knolls of Birmingham - SUMMER 2011 Newsletter



COMMUNITY ASSOCIATION

www.knollsofbirmingham.com

SUMMER, 2011



Maureen Tibbs, President
Joseph DeColli, Vice-President
Bonnie Keyser, Member-At-Large
Ken Morris, Member-At-Large
Dick Swanson, Member-At-Large

MESSAGE FROM PRESIDENT MAUREEN TIBBS

Dear Resident,

Many homeowners in the Twins and Town homes have taken advantage of a special incentive program to replace outside light fixtures. Christopher Perrotti, a certified electrician, has been installing the lights at the homes of owners wanting to replace the original builder-installed lights. The Board acknowledges that this is an Association responsibility, however it is NOT in the Reserve Plan until year 2016 or later. Many of the old fixtures were tarnished, pitted and unattractive. Homeowners must use the fixtures described in the Standard for Exterior Light Fixtures.

Several new neighbors have recently moved into the singles, towns and twins of the Knolls. All new residents receive a copy of our covenants, rules, regulations and all pertinent information. However, it is also nice to receive a personal welcome to our beautiful community. Our very small welcoming committee (2 people) visits each new resident to answer questions and bring a gift pack of our note cards, and make the new resident feel at home. Please join us in extending a warm welcome to all newcomers.

The current Board is reviewing information from a certified arborist regarding the many trees planted near our homes. Our community is over 18 years old and many of the various builders' trees are too large, too close to our homes and a cause of concern. A long-range plan (5-10 years) is being

considered to shape, prune, remove and replace some of those existing trees. Certain species are not appropriate for our community, especially so close to the homes. Homeowners will be kept informed of the decisions made and the plan proposal.

Much of the above information also applies to landscaping around the town homes and some of the twins. There has been a "replacement" program offered to town home owns for the past four years. It is a mutually beneficial opportunity to improve the landscaping of your home at a minimal cost.

A summer reminder: our pool hours have changed this year --- 11 a.m. to 7 p.m. These new hours were instituted to accommodate our youngest residents so they have time for a swim before the afternoon. Please enjoy the pool, the resurfaced tennis courts and our walking trail. Have a great summer in the Knolls Community.

Any concerns, ideas and desire to serve as a volunteer our committees can be communicated to Steve Erney at PENCO management. We need volunteers on the Architectural Committee, Social Committee as well as somebody with writing acumen who will help us write communication pieces.

MESSAGE FROM VICE-PRESIDENT JOE DECOLLI

The Board is working on four major landscaping issues:

1. Engaging an independent arborist to develop a short and long-term management program for the many trees in our community.
2. The Board met with our landscaping contractor and a Penn State Extension Agent for Chester County (who is also a Turf grass management educator for Penn State) to discuss resident concerns about chemicals used for grass fertilization and weed and insect control. The labels of all chemical products used were reviewed by the agent and it was determined that all chemicals are EPA approved and do not represent a hazard to humans or pets according to current standards of practice. It is now policy that all residents are notified by email when a chemical treatment is going to be done so that treated lawns can be avoided until the product is dry, usually within 24 hours.
3. The pond continues to be a challenge especially in dry, hot weather. We try to avoid the use of chemicals by using natural means such as aeration, natural enzymes, helpful enzymes and a sonic device, which shatters the algae cells, but sometimes chemicals must be used.



MESSAGE FROM THE MAINTENANCE COMMITTEE



CHAIR: DICK SWANSON; MEMBERS : BILL YOCKEY, FRANK TIBBS, TED FOGEL, LARRY SCHWAB, FRANZ WIEDEMAN, MITCH UTZ

For the second year, the Maintenance Committee embarked on their spring trimming of trees. This service has provided a cost benefit to the community. We continue to review open work orders and invoices paid to various vendors. New this year, we are tracking by address completed work

orders to eliminate any possible duplication of billing for work already paid for. We also inspected and rated all driveways and walkways for current and future needs. Should you be interested in joining the MC, please contact Mitch Utz at 610-399-1111 or by email at mitutz@msn.com

MESSAGE FROM THE ARCHITECTURAL COMMITTEE

CHAIR: BONNIE KEYSER; MEMBERS: CAROL DAVIS, SUSAN MORRIS, GALE RUE, MAUREEN TIBBS. *[One more town home and /or single home resident is needed]*

The Architectural Committee reviews requests from all residents: singles, towns and twins, for permanent changes. This includes landscaping, awnings and railings. Please consult your community Rules and Regulations for specific examples and standards or the community website.

All awnings / deck canopies must be up or the entire frames removed. Twin owners should keep landscaping trimmed around the light posts. No plants should exceed 4 feet in height. Vining plants on the home or garage should be avoided.

All residents are required to submit an AC Request form to permanently modify landscaping. Required on the form are: 1) *diagram with dimensions as relating to your home and driveway;* 2) *list of plant varieties to be used;* 3) *name, address and phone number of your landscape contractor.* Please bear in mind the mature size of perennials especially in owner-maintained areas of your home. The completed form should be submitted to PENCO in hard copy, fax or electronic form. Incomplete information may result in delays.

OTHER NEWS



- The Swimming Pool is open. Enjoy aquatic activities during the hours of 11 a.m. through 7 p.m. Please present your pool tag to the lifeguards. There have been sightings of younger residents climbing the fence to use the pool when it was closed. If you see anybody at the pool during "closed" hours, please call the Birmingham police! This represents a substantial liability risk to all residents.
- The tennis courts are available for all residents to use. Please obtain a key from PENCO to use the courts. The community has spent substantial amounts of money to upgrade this amenity but it is only for residents to use. Non-residents have been found at the tennis courts with keys given to them by residents. Again, this represents a liability to residents. Report all unauthorized usage to PENCO.
- Trash collection by Allied / Republic is going well and the recycling efforts have been very successful. Recycling dates are July 21, August 4, 18, September 1, 15, 29, October 13, 27, November 10, November 25, December 8 and 22. Please place trash cans open side out facing the street and recycling can at least two feet away . The trash and recycling cans at the farmhouse are only for farmhouse and pool use.
- Long-term parking is a problem in all areas of our community. Each home has a garage, which accommodates two cars and a driveway, which accommodates two cars. Our streets are narrow and a potentially serious issue could ensue if emergency vehicles needed access. There is

limited parking for overflow cars at the farmhouse and a few spots at the tennis courts. Parking is never allowed on the lawns.

- On the walking trails, please tie securely pet disposal bags before depositing them into the containers.
- To Town home and Twin home owners with bump-out basements: there exists a potential hazard in those units having basement bump-outs (Builder Option) in which the area outside the door is substantially below the adjacent land surface. In some units the area surrounding the bump-out is sufficiently high to pose a hazard for possible accident or injury to small children and toddlers who might stumble over the side and into the bump-out area. Depending on the particular unit, the Board may make temporary exceptions to the “no fence” standard to permit installation of a temporary post and rail with gate and meshing to be placed near the edge of the border of the bump to prevent children or toddlers from falling over the side into the bump-out area. If you are a Town Home or Twin Owner with a bump out and believe you have such an issue, you must submit an architectural approval form prior to installing the temporary post and rail with gate or meshing. The post and rail must be removed as soon as the children are six (6) years of age, or whenever the unit is sold, provided that the incoming owner has no resident children under the age of six, whichever comes first. It is important to submit the form for Architectural Committee/Board Approval so that the form and type of post and rail used in this instance is consistent with Community standards. As previously communicated, a fine will be assessed in the event the post and rail is installed without first having submitted an AC Form and approval obtained.
- Signs of any type, real estate, contractor, are not allowed on the grounds of our homes.

Steve Erney CMCA, AMS
Property Manager
PENCO Management, Inc.
610 358-5580



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