

Positively Knolls

Many improvements in the aesthetics of our Knolls Community can be seen as you drive or walk throughout the development. The landscaping that was planted last year is maturing. The weeping willow trees planted around the pond will soon be providing shade. The Landscape Committee has been meeting, working on the flowerbeds, and making plans for future improvements. I have spoken many times about giving the **"the gift of time."** Because of the involvement of many of our Knolls residents, not only is our Landscape Committee thriving, but also the Knolls Social Committee has a full filled calendar planned for the summer and fall months. The Maintenance Committee meets monthly to review all maintenance projects going on in the community. They also proactively plan for the future. Just looking at our beautiful new pool fence, the intensive wood replacement going on, we can all see the importance of getting involved. The Architectural Committee has had many requests this spring; new decks, awnings, storm doors, landscaping improvements, HVAC installments. Our Committees are thriving because of you. Our residents are giving the **"gift of time"** helping make our community the happy, caring, beautiful place to call home.

As you read our last "hard copy newsletter", please consider joining your neighbors on any of our committees. In the next several months the AC will be reviewing our current Standards, updating them, and writing several new ones to fit our lifestyle in the Knolls. As we have found, one person giving some time can really make a difference. Thanks to one Knolls resident, the Board is now reviewing bids for the resurfacing our much used, aging tennis courts. "The more the merrier" is a truism in making the Knolls a great place to live.

The Board of Directors continues to hold several meetings a month. We are finalizing the Resident's Responsibility Chart, reviewing all financial concerns, and planning for the future. Working with Penco all residents will be kept informed on projects and activities going on in our community.



Have a wonderful, safe summer.

Maureen Tibbs
President
Board of Directors

PENCO NEWS

In the spirit of "going green", help us stop mailing so much "stuff". If you are not on the community e-mail communication system, please send an email to me at SErney@pencomanagement.com as soon as possible! We are PENCO, at the direction of the Board, will stop mailing (via U.S. mail) anything except what is legally necessary. This will help environmentally and save the Association money. We will continue to communicate many bits of helpful information to homeowners such as community events, leaf pick-up schedules, pool parties, etc. via our Email program to those who have submitted an email address. If you are not already on the program, you should sign up TODAY.

Steve Erney, CMCA, AMS, Property Manager

PENCO MANAGEMENT, P.O. Box 1119, Chadds Ford, PA. 19317 / Ph. 610-358-5580; FAX 610-558-3399



Improving our Community!

It's official, Twin Town Owners! Cranberry is the new door color.

Speaking of doors, the Architectural Committee and the Board have approved new standards for the replacement of door hardware such as knockers and exterior lock sets. If you were thinking about making such changes, it would be best to do this BEFORE not AFTER the doors are painted. It just works out best that way. Also approved is a "standard" for an exterior iron railing on the front steps.

CertaPro Painters will be painting the inside loop of Crescent and all of Knolls Road in the Twin portion of the community and all of Homestead and Circle in the Towns starting in July. The balance will be completed in 2010. Presently M & M Maintenance is repairing any cracked cedar boards and wood rot. This must be done prior to power washing and painting, as the power washing would magnify problems. In addition to the exterior painting, decks will again be power-washed and stained this summer.

Contact Lisa Deiss at lisadeis@live.com and she will be happy to forward an Architectural Change Request Form and the specifications for replacement. The form must be filled completed with all required information and mailed or faxed to PENCO. REMINDER: THE AC FORM IS REQUIRED FOR ALL EXTERIOR MODIFICATIONS PRIOR TO THE PROJECT!

By now you have probably noticed the beautiful new fence around our pool. Bids were solicited in early March to replace the old wood fence that had become rotten. The new one is a uniform 6-foot high vinyl fence that is maintenance free and should last 20 plus years. We have also replaced and painted the doors on the pool house.

Last fall the vent stacks in the roofs were replaced. Several had become rusted and deteriorated and there was concern that, if left uncorrected, the roofs would be adversely affected.

Each year the committee does a walk through our development noting concrete walkway, steps, and driveway issues that need to be corrected. Recommendations are made to the Board for corrective action.

The Maintenance Committee makes a monthly review of completed work orders. These are then followed up by phone with the homeowner to ensure owner satisfaction.

Members of the Maintenance Committee include: Co-chairman Mitch Utz and Dick Swanson, Larry Schwab, Jeannette and Lars Flink, Frank Tibbs, Mary Kay Curran, and Franz Wiedeman.



Welcome to the Knolls!

The Welcome Committee's goal is to contact all new residents and bring them a stack of our classy new note cards, which have a rendering of our historic farmhouse. Thanks to artist Phillip Stauffer for his work. The note cards are also for sale. Contact any board member if you would like to purchase some.

CHANGES TO COMMUNITY RULES AND REGULATIONS

As you know, the Knolls of Birmingham is a Planned Unit Development having a common set of rules and regulations governing the maintenance and use of single homes, town homes, and twins. A Planned Unit Development means, for example, that certain of the Association's land is common property not owned by any single homeowner and subject to maintenance and upkeep of the Association. At the request of the Board and with Board member participation, a small working group of homeowners representing Twins and Town homes was formed several months ago to review and modify, as appropriate, the Rules and Regulations for the Knolls. Pursuant to the authority granted to the Board in the Association's governing documents and By-Laws explicitly allowing the Board to make and revise rules and regulations, the charge to the working group was to make the Rules consistent with the Association's Covenants, as well as to clarify and amend the Rules to make the regulations as clear as possible. Participants included Bonnie Keyser, Bob Dowling, Ann McNally, Maureen Capuzzi-Tibbs, Ken Morris, and Susan Morris (Chair).

The working group's recommended revisions to the Rules and Regulations were submitted to the Board for its review and approval in May 2009. The amended Rules follow the original organization of topics such as Appearance and Aesthetics, Pets, Traffic and Parking, Architectural, Landscaping, Sale and Lease, and Assessment Collection Procedures. Certain of the modifications bring the Rules more closely in line with the language of the Covenants (e.g., pets), while other wording modifications were made with the intention to assure the continued character and look of the Development. In addition a new fine chart was added in an attempt to make clear the procedures behind notices of violations and the assessments of fines.

PLEASE READ THE NEW RULES AND REGULATIONS CAREFULLY! THEY WILL BE CONTAINED IN THIS MAILING.

KNOLLS BULLETIN BOARD



Speeding is dangerous!

Knolls residents should "set the pace" by observing the 25 mile per hour speed limit and 15 mile per hour speed limit on curves. With warmer weather here, we find adults and children walking biking and jogging in our community. Watch out for our neighbors by slowing down, using your brakes and driving carefully at all time.



Did you know that the leading cause of residential water damage is the failure of the flexible rubber hoses that connect your washing machine to the hot and cold water feed pipes? PENCO has mandated the replacement of those rubber hoses with high-quality stainless steel "burst proof" hoses. This product is easy to install and can be purchased at any home supply center or store which sells appliances. If you plan to be away from the home for any extended period of time, consider shutting off laundry room spigots. The same applies to your water pipes and hot water heater.



Many professionals recommend a periodic and proactive maintenance of large double garage doors. Inspect your door for worn mechanisms such as springs and wheels. Re-grease tracks regularly.



Most homes in the Knolls have sealed glass fireplaces, which can pose a potential carbon monoxide threat. The BOD suggests you call a licensed professional contractor to inspect and service your fireplace. Recently, a homeowner used Gasworks in Frazer who charged approximately \$140 for an inspection and complete cleaning.



Tennis Fans might like to take advantage of the services of either Keith Fox, 610-574-1325, or Steve Nycum, Senycum@aol.com, 610-793-0478. Both offer private and group tennis lessons. Steve's wife, Susan is also a tennis "stringer".

Landscaping



The Board of Directors is pleased to announce that the Knolls Landscaping Committee has been made a standing committee with Jeannette Flink its chairperson. They will work closely with Downend's landscaping designer regarding future projects and the committee has been given a list from the board detailing their scope of activities. We trust the entire Knolls community will welcome and support their future activities.

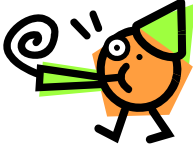
Regarding future landscaping projects in the Knolls for 2009, the following will be done: 1) design and installation of plantings at the corners of Crest Dr. and Knolls Rd. and Sumner Way and Knolls Rd.; 2) installation of curbing at the entrance of Knolls Rd. and Old Wilmington Pike with redesign of plantings; 3) ongoing townhome renovations with 5 more homes selected; 4) design and installation of plantings around the poolhouse/fence with pruning of existing trees and shrubs; 5) design and installation of plantings at the tennis courts; 6) continued pond plantings of trees/grasses. Multiple other projects are in the planning stages for 2010.

A system called Sonic Solutions was installed this past spring at the pond to eliminate the growth of algae on the pond surface and appears to be very effective. The system has been used in many ponds throughout Chester County with excellent results. Payment for the system is made on a monthly rental format with each payment counting toward the total cost of the system. This is clearly a winning proposition for our community.

The Clean-Flo system, which has been working in the pond for the past year, continues to effectively aerate the water and the regular addition of natural bacteria and enzymes will continue to eliminate the sludge at the pond's bottom.

The Township Board of Supervisors recently sponsored a seminar on the impact of stormwater runoff on ponds and streams in our township and our board was represented at the seminar. Federal and State governments are becoming more involved in monitoring the potential pollution to ponds and streams by such runoff, thus requiring Birmingham Township to obtain a permit necessitating inspection of ponds and spillways in the township. The Knolls falls into the permit umbrella since we are in a population zone of greater than 1000 people per sq. mile. The township supervisors were very pleased to hear that our pond has the systems mentioned above since those systems clearly help with the potential pollution associated with stormwater runoff. Penco, our management company, will also keep a maintenance checklist provided by the seminar to ensure that our pond and spillways are checked on a regular basis. It is hoped that this procedure will eliminate the need for township and/or state officials having to do inspections of our pond and the associated costs of these inspections.

In conclusion, your board would stress that landscaping in our community is an ever present and ongoing project and they will continue to do as much as possible to address the many landscaping needs with attention to strict budgetary constraints.



Knolls Social Committee Newsletter

Members of Social Committee include Leslie Atkinson, Susie Beidler, Doreen Brady, Carol Davis, June DePasquale, Rosyln Dowling, Sandy Faragalli, Mary Ann Fischetti, Joyce Fontana, Judy Gunawardhana, Sue Irving, Ionna Muscella, Linda Ward, Kellie Page (Chair)

The Social Committee has been busy since our last newsletter!

On January 23rd was our all community Holiday social held at Inn Keepers Kitchen for happy hour and Dilworthtown Inn for dinner. This event was such a hit within our community, in no time at all we had 85 residents make reservations to attend. For Happy Hour everyone received a complimentary glass of wine followed by a cash bar and complimentary delicious plentiful hors d'oeuvres. The service was fantastic and the atmosphere elegant. Dinner was only \$35 a person for a four course meal served in our own private dining rooms. The evening could not have been more fantastic. Next time you see Jim Barnes be sure to thank him for his generosity and kindness to our community. Our hope is he will be interested in hosting another event for us again this January.

This year the Social Committee held three Individual Events for the Single Homes, Townhouses and Twins:

--On the evening of February 20th the **Single Homes Social** was held at our Farmhouse. The participants brought their own favorite "spirits" and either an appetizer or a dessert to share. A fun time was had by all.

--On the evening of April 18th the first annual **Townhouse Social** used a similar format to the singles. Everyone enjoyed the company and shared treats.

--On April 26th residents of the **Twins enjoyed an Indoor/Outdoor Sunday Brunch**, thanks to the 80-degree temperature. A plentiful antipasto, Italian bread, quiches, dessert soufflés, fresh mimosas, coffee, tea and cold drinks accompanied fruit. Spirits were high.

On April 18th our Spring Egg Hunt was held on the lawn behind our farmhouse.

The children had a fantastic time! Refreshments followed. (See picture)

Singles, Towns and Twins all joined together for the **All Community Social on May 30th. Our thanks to all the residents who joined their neighbors for these events!**

Upcoming remaining events for the year include pool parties held on:

Monday June 22nd with a rain date of June 23rd

Monday July 20th with a rain date of July 21st

Monday August 17th with a rain date of August 18th

Details about these events will follow prior to the gathering.

If you were interested in volunteering for the social committee we would love to have more volunteers. Please email me at kppage@comcast.net We are a fun group!

Board of Directors

Maureen Tibbs	President
Dr. Joe De Colli	Vice-President, Liaison to Landscape Committee
Bonnie Keyser	Member-At-Large, Welcome Committee
Ken Morris	Member-At-Large
Dick Swanson	Member-At-Large, Liaison to Architectural Committee
Rob Dowling	Treasurer