

# Newsletter

September-October 2013

## BHTC Annual Unit Owner Meeting

Tuesday, October 29, 2013  
6:30 pm  
Brandywine Hundred Library  
Room 209

### Annual Unit Owner Meeting Scheduled

Unit owners will shortly be receiving their annual notices for the Unit Owner Meeting to be held on Tuesday, October 29, 2013. Those notices will include the standard package, consisting of an official meeting notice, a proxy form, and a candidate information sheet for anyone who may be interested in joining Council.

There will be three (3) Council positions up for election at the upcoming meeting. The Council terms for current President Darin Reffitt, current Vice President Lisa Miller, and current Treasurer Justin Edelson are all expiring and will need to be voted on at the meeting. If you're interested in serving on Council please contact one of the current Council members and they'd be happy to discuss with you what is involved in the role and to what level of time commitment, activities, etc. you'd be committing.

As always, all unit owners are encouraged to attend the meeting either in-person or by Proxy in order to ensure that the business of electing Council members and other community business can be handled.

Note that each unit owner may only hold one proxy, in accordance with Article IV, Section 9 of the Code of Regulations: *"A unit owner may appoint any other unit owner, his tenant, mortgagee or the Declarant or the Management Agent as his proxy. In no case may any unit owner (except the Declarant, the Management Agent or any mortgagee) cast more than one vote, by proxy in addition to his own vote."*

Finally, as a reminder, unit owners in arrears on their assessments are unable to vote or to be elected to Council at the annual meeting, in accordance with Article IV, Section 8 of the Code of Regulations: *"No unit owner shall be eligible to vote, either in person or by proxy, or to be elected to the Council who is shown on the books or management accounts of the Association of Unit Owners to be more than Thirty (30) days delinquent in any payment due the Association of Unit Owners."*

Please also watch for your annual package from the President in early October which will include the state of the association letter, the 2014 proposed annual plan and budget, and additional information on items to be covered at the annual meeting.



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## Landscaping/Snow Removal Contracts

Council and Aspen worked to nail down final snow removal/landscaping contracts for the 2013/2014 season at the August Council meeting, but unfortunately not all of the anticipated bids were received in time for a decision to be made.

In order to ensure that we choose the right provider(s) and make the best choice, Council elected to hold off on selecting a provider until all of the bids could be received and reviewed.

Since there will not be a September Council meeting, and since Council does not want to hold off on signing a snow removal contract until the November meeting, Council will have a short meeting immediately prior to the Unit Owner Meeting on October 29 for the sole purpose of voting on the landscaping and snow removal contracts.

Agendas will be distributed for that meeting as always, but will only show one topic for discussion. Unit owners are welcome to arrive early to hear that vote, but note that it will be going on as people are registering for the Unit Owner Meeting as well.

## 2013 Final Roof Replacements Update

As this newsletter goes to print we've completed our planned roofs for 2013 and added four more: two roofs on West Court were discovered to be failing and were replaced during the scheduled replacements on that Court, and a leak was reported on East Court for one of the remaining roofs, so two more of our 2014 roofs were moved up the schedule and are being replaced the first week of September.

That brings our total number of replaced roofs to 42 since we began our roof replacement project in 2012 (51 since mid-2011), and we will have only 9 roofs remaining to be replaced in 2014.

Below is an updated map showing where we stand on roof replacements. A full accounting of our reserve account status compared to our projected 2011 reserve study will be included as part of our upcoming annual meeting.



## Community Contacts

### President

Darin Reffitt - 103 Center Court  
302-529-9663 | [dmreffitt@gmail.com](mailto:dmreffitt@gmail.com)

### Vice President

Lisa Miller - 106 Center Court  
302-439-3986 | [lamiller8181@gmail.com](mailto:lamiller8181@gmail.com)

### Treasurer

Justin Edelson - 101 Center Court  
302-290-7600 | [jkedelson@gmail.com](mailto:jkedelson@gmail.com)

### Secretary

Virginia Mas - 16 West Court  
302-562-2091 | [vmass.bhtc@gmail.com](mailto:vmass.bhtc@gmail.com)

### Member-at-Large

Sheila Lamphear - 226 East Court  
302-475-7937 | [sglamphear@gmail.com](mailto:sglamphear@gmail.com)

### Property Manager:

James Kulesza  
Aspen Property Management  
Phone: 410-620-2598 | Fax: 443-303-8890 | [info@aspenpropertymgmt.com](mailto:info@aspenpropertymgmt.com)  
[www.aspenpropertymgmt.com](http://www.aspenpropertymgmt.com)

## Trash and Recycling

Trash pick-up occurs each Tuesday morning and Recycling pick-up occurs each Friday morning, unless impacted by a holiday. See calendars on page 4 for exact schedule.

Yard waste pick-up dates for 2013 are listed below and generally occur every other Friday with recycling pickup. Please plan accordingly.

The upcoming yard waste dates are:

September 6	November 1	December 20
September 20	November 13	January 10*
October 4	November 22	
October 18	December 6	

\*also Christmas Tree pickup

## Scheduled Meeting Dates

Council meetings are generally held at 6:30 pm on the last Tuesday of the month. Agendas, including discussion items and location, will be distributed/mailed no less than 14 days prior to the meeting date each month. Scheduled meeting dates appear on the monthly calendars on page 4.

Unit Owners are encouraged to attend our Council meetings. You are also welcome to submit agenda items to the Council for consideration.

## Help Us Protect Our Planet

If you would like to opt-in to receive your meeting announcements and newsletters via e-mail instead of receiving a paper version, please e-mail your request (from the e-mail account you would like used as your contact point) to our Secretary Virginia Mas at [vmass.bhtc@gmail.com](mailto:vmass.bhtc@gmail.com).

# Community Calendars

September	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 Labor Day	3	4 Trash Day	5 Rosh Hashana	6 Yard Waste & Recycling Day	7
	8	9	10 Trash Day	11	12	13 Recycling Day	14 Yom Kippur
	15	16	17 Trash Day	18	19	20 Yard Waste & Recycling Day	21
	22	23	24 Trash Day	25	26	27 Recycling Day	28
	29	30					

October	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Trash Day	2	3	4 Yard Waste & Recycling Day	5
	6	7	8 Trash Day	9	10	11 Recycling Day	12
	13	14 Columbus Day	15 Trash Day Eid-al-Adha	16	17	18 Yard Waste & Recycling Day	19
	20	21	22 Trash Day	23	24	25 Recycling Day	26
	27	28	29 BHTC Unit Owner Mtg. Trash Day	30	31 Halloween		

\* Meeting dates are tentative and subject to change. See distributed agendas for actual dates/times.

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<http://www.beaconhillcondos.org>

**Find us on Facebook!**

<http://www.facebook.com/BHTC19810>

Suggestions for a newsletter article? Let us know at [bhtcfeedback@gmail.com](mailto:bhtcfeedback@gmail.com)!