

Newsletter

January-February 2014

New Property Manager

Following a six week search for candidates and a month of interviews and due diligence, BHTC Council voted on November 26 to contract with PENCO Management as our new property manager effective January 1, 2014.

In business since 1975, PENCO services more than 50 communities throughout the Delaware Valley. Their philosophy is to utilize experienced property managers who live near the communities they are serving, and to limit those managers to working on a reasonable number of communities--five to eight on average.



Once we are on board with PENCO, we will be able to utilize their online homeowner management system, which will bring together all of our financial information and property information in one place. Each unit owner may get a logon to view a complete picture of his or her accounts, including assessments and payments, violation notices, action requests, architectural request, and other information.

Council will also gain greater management capabilities with PENCO and the new account management system. We will be able to view and approve invoices for payment prior to checks being created, eliminating the need for second signatures on our checks and speeding up the payment process for our vendors. Ultimately our new site should house all of our financials and records in one convenient portal.

PENCO has assigned Helena Konopka as our property manager. A lifetime resident of Delaware, Helena has 11 years of experience in Property Management as well as a background in Human Resources and Loss Prevention. She currently manages a Homeowners Association and two Condominium Associations, one of which is also in Delaware.



Helena is currently commissioned as Notary for the State of Delaware, and is concurrently working toward a Bachelor's Degree in Business and on achieving her property management designations through the Community Associations Institute (CAI).

"I am very excited about working with all of you toward building a relationship that both Beacon Hill and PENCO will be proud of. I look forward to managing your property and welcoming all of you to the PENCO family of managed communities."

Helena will be available starting January 1. Her e-mail is hkonopka@pencomanagement.com and her phone number is 610-358-5580.



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Project Updates

Our final 9 roofs as indicated below will be replaced beginning in March of 2014:



In addition, we have two transformer repairs to complete in the spring, and will follow up with affected unit owners in March to begin planning for that work.

Payment Coupons

PENCO distributed annual assessment notices and payment coupons to all unit owners on December 19th. These payment coupons contain information necessary for the lockbox in Arizona to properly apply payments and should be included with your monthly mailed payments. They are perforated for your convenience. As a reminder, you may also submit a form to PENCO to have your payments automatically withdrawn from your account on a monthly basis. Forms were distributed to all unit owners in December, but you may contact Helena Konopka to obtain a new one if yours has been misplaced.

Fire Update

A fire caused significant damage to unit 15 West Court on November 13, 2013. Thankfully, no one was hurt, but the unit owner, Paulette Moore, has been displaced and a collection is still underway to assist in rebuilding her personal possessions. If you'd like to contribute please contact Flo Hill at flohill.bhtc@gmail.com.

The damages have been fully assessed by our master insurance company and we are working through the process for escrowing the settlement and the reconstruction of her unit. This process has clarified a number of unit owner questions regarding coverage through the master policy versus what coverage unit owners need in their condo insurance to cover the insides of their units.

We will be updating the insurance section of our Rules and Regulations in the near future to more fully clarify this information, but, as a general guide, under current law our master policy covers the home both inside and out as it existed at the time of original conveyance in or around 1979, less any depreciation. Any improvements are not covered and no allowance is made for the value of original materials removed, so basically the more your unit has been improved, the more condominium insurance you need to buy. More information will follow in the coming months.

Community Contacts

Below Council listing reflects new terms/positions elected at October 29 meeting, but positions will not be established until the November Council meeting.

President

Darin Reffitt - 103 Center Court
302-529-9663 | dmreffitt@gmail.com

Treasurer

Flo Hill - 122 Center Court
302-479-5266 | flohill.bhtc@gmail.com

Vice President

Sheila Lamphear - 226 East Court
302-475-7937 | sglamphear@gmail.com

Secretary

Virginia Mas - 16 West Court
302-562-2091 | vmass.bhtc@gmail.com

Member-at-Large

Elaine Sherman - 119 Center Court
302-439-3685 | esherman119@yahoo.com

Property Manager

Helena Konopka, PENCO Management
2 Brandywine St., Chadds Ford, PA 19317
Phone: 610-358-5580 | Fax: 610-358-3399 | hkonopka@pencomanagement.com
www.pencomanagement.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 scheduled for January 10th and January 24th, both of which include pickup of Christmas trees. Please plan your trash accordingly.

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.

Please specify in your e-mail whether you want to receive your agendas and notifications, your newsletters, or everything via e-mail.

Community Calendars

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
January				1 New Year's Day	2	3 Recycling Day	4
	5	6	7 Trash Day	8	9	10 Yard Waste & Recycling Day	11
	12	13	14 Trash Day	15	16	17 Recycling Day	18
	19	20 Martin Luther King, Jr. Day	21 Trash Day	22	23	24 Yard Waste & Recycling Day	25
	26	27	28 BHTC Council Meeting Trash Day	29	30	31 Chinese New Year Recycling Day	

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
February			Trash Day			Recycling Day	1
	2 Groundhog Day	3	4 Trash Day	5	6	7 Recycling Day	8
	9	10	11 Trash Day	12	13	14 Valentine's Day Recycling Day	15
	16	17 Presidents' Day	18 Trash Day	19	20	21 Recycling Day	22
	23	24	25 BHTC Council Meeting Trash Day	26	27	28	

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

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Find us on Facebook!

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

Suggestions for a newsletter article? Let us know at bhtcfeedback@gmail.com!