

# BEACON HILL TOWNHOMES NEWSLETTER

Spring 2017

## LANDSCAPING

Council contracts with Jays Landscaping to mow the common areas and trim trees and shrubbery in the front of the Units. Jay's will also mulch the common areas at the entrances of each Court and the side Units along Overlook Drive. Owners should do their part by periodically weeding and mulching their front, rear and side garden areas.

If you wish to opt out of having your shrubbery automatically trimmed in early summer and mid fall, you must complete the *Landscaping Opt-Out* form EACH year and **submit it to our property management company by May 1st**. The *Landscaping Opt-Out* form can be found on our community website, [beaconhillcondos.org](http://beaconhillcondos.org).

If an Owner (after being issued written notice) continues to neglect their garden beds and/or shrubbery, Council will instruct the landscapers to service the area, regardless as to whether there is a *Landscaping Opt-Out* form on file. The Owner will not be assessed for overgrown shrubbery that has to be trimmed, but they will be assessed the cost for the weeding of the garden beds.

Keep in mind, although our community encourages gardening, that does not give Owners or residents the right to remove shrubs or trees or make new plantings (other than annuals) prior to obtaining written approval from Council.

## TRASH & RECYCLING

Trash and recycling containers must be placed in front of Unit no earlier than the evening of the day prior to pickup AND must be returned by the end of the day of pickup to the back of the Unit and placed within the confines of the Unit's privacy fence or inside a Council approved enclosure if directly behind the Unit's patio fence.

The recycling container IS NOT to be used for ordinary trash. Palmatary's Sanitation will revoke your recycling container in the case of repeated misuse.

## Verizon, Comcast & Other Media Sources

It has been noted many units have had unsightly and damaging cable installations made to their Unit. **Our Code of Regulations prohibits the altering of the Unit's exterior unless you obtain written consent from Council.** This regulation would include media cables/lines or other such devices.

## Significant Property Maintenance Projects

- Faded, damaged or odd color window and door shutters will be replaced with raised panel style. Shutters will be either brown or green unless Unit has a blue door, in which those Units will have dark blue shutters. Units with mailboxes affixed to their door shutter will have the mailbox relocated to the side of the dining room bump-out upon the replacement of the door shutters. Shutter replacement will be done in phases in accordance to contractor availability.

In accordance with the BHTC Code of Regulations, it is prohibited for an Owner or resident to attach any type of fixture to the shutters.

- Decaying trees on the open land along Mousley Place have been removed. Council will evaluate other trees that may need removal.
- Water drain pipes at the backend of East Court will be inspected for blockages and cracks. We anticipate this repair will involve replacement of a stretch of piping that connects to the backend units' sump pumps and also drains sidewalk surface water.

## Unit Owners You Can Make A Difference

Thanks to those who help in keeping our community looking great! The Council Members volunteer their time and efforts, so your help and cooperation is greatly appreciated.

- Inspect and clear debris that accumulates at the exit of the ground level front and rear downspout extensions. BHTC only contracts for the cleaning of the roofline gutters and downspouts.
- Periodically weed and mulch your front and rear garden beds. End Units (other than those facing Overlook) should also maintain their side area.
- Dogs are to be walked along the open space on Overlook Drive and cleaned up after. Excessive accumulation of dog feces within your fenced rear patio is prohibited.
- Clean mildew (with mixture of water and bleach) from the accessible areas of your Unit's vinyl siding.
- If you spot any needed maintenance that BHTC is responsible for, please contact Council immediately.

Repairs are performed considering two factors, severity of the repair and the timing schedules of the contractor(s), so it is important to notify us as soon as possible to arrange for the repair in an orderly fashion. Council Members' contact info can be found on the BHTC website.

# Know Your Rules & Regulations

In order to avoid violation notices and possible fine assessments, Council expects Owners and residents to be familiar with and abide by all of our Rules and Regulations.

## **\*General Rules Applicable To All Common Areas\***

The common areas shall be kept free from personal property. The cost of cleaning up litter and landscaping (including lawn ornaments like stepping stones, pavers, etc.) and repairing any damage to common elements shall be assessed to the Owner or resident who necessitated it, or whose dependant, contractor, guest, invitee, or pet necessitated the cleanup or repair.

## **\*Exterior Unit Alterations\***

Do not make any alterations to the exterior of your Unit or to your limited common elements without first submitting an Architectural Change Form to Council for their consent.

## **\*Door Colors\***

The front door color palette adopted by a previous Council has been eliminated. Please note before replacing and/or painting any door an Architectural Change Form must be submitted to Council with the sample color swatch.

Furthermore, Council recently adopted a color scheme for the storm screen door. Examples of permitted (but not necessarily limited to) colors for the storm screen door are:

- Units' vinyl siding color shade
- Almond color shades
- Dark Brown color shades
- Dark Green color shades

# Contact Information and Reference

## **COUNCIL MEMBERS**

Sheila Lamphear, President  
226 East Court  
(302) 475-7937  
sglamphear@gmail.com

Dick Stausebach, Vice President  
7 West Court  
(302) 475-0524  
dstausebach@gmail.com

Terri Laccoff, Treasurer  
8 West Court  
(302) 529-5870  
tlaccoff.bhtc@gmail.com

Dorothy Hyatt, Secretary  
200 East Court  
(302) 584-4546  
dlhyatt@aol.com

Council is in need of a volunteer to serve with us in the capacity of Council-At-Large. To be a Council Member, you must be a Unit Owner in good standing with an understanding of our governing documents

## **PROPERTY MANAGER**

Peg Savoia, Account Manager  
Savoia Property Management  
P.O. Box 155  
Norwood, PA 19074-0155  
(610) 586-2787  
peg@savprop.com

**Please note Peg Savoia is not responsible for property maintenance.**

**\*\*For Maintenance Issues\*\*  
Contact Terri Laccoff, Dick Stausebach  
OR all Council Members**

Please visit our community website for our latest notices, BHTC governing documents, Meeting Minutes, etc.

Registration is required for access to the restricted financial documents and limited only to Unit Owners.

***beaconhillcondos.org***

Website by Neighborhood Link