



Spring/Summer 2019 Newsletter

Annual Homeowner Meeting was held February 18, 2019

UPDATES AND ACCOMPLISHMENTS...

Sean Matthews (Representative – 10th district) gave respective updates as to their current agendas in office and specific issues affecting Ballymeade and surrounding communities

The board reviewed collection status of delinquent payments of annual or settlement assessments as well as reviewed the outlook of the current 2018 budget

Current accomplishments for 2019

All board member openings have been filled

Storm water basins inspections have been completed after much to do with the county

Two WSFS certificates of deposits opened using funds from money market accounts

Board
of
Directors



Peter Haggerty, President, Landscape

Michael Petrucci, Vice President, Architecture Review Committee

Cindy DeYoe, Treasurer

Phil LaScala, Secretary, Newsletter Editor

John Powell, Member at Large, Architecture Review Committee



Please consider volunteering a bit of your time and joining the board in the future.

YOUR EMAIL IS NEEDED....

Please send Ron White your Email address so that you will receive important notices. Be assured your Email address will remain with PENCO, who will not share it even with Board Members. Currently we only have about half the households in the database. Renters are asked to submit their Email address to Ron also.



rwhite@pencomanagement.com

BALLYMEADE WEBSITE

Please check the community's *website* frequently:

www.ballymeade.org

Corporate documents such as the Deed Restrictions and By-Laws are there, along with links to County websites and much more. Board meeting minutes are also posted on the website.



Be "In The Know" by Visiting Our Website

[WWW.BALLYMEADE.ORG](http://www.ballymeade.org)

Have an overwhelming curiosity for Ballymeade's Deed Restrictions and By-laws? Go to the Pages and Links section of the website.

- Are you thinking about making changes to your home's exterior?.....See the ARC Request Form, available at -

<http://www.ballymeade.org/files/document/529202321>

- Have questions keeping you awake at night and you don't know who to ask?.....ask PENCO Management 610.358.5580
- Otherwise please consider sharing your thoughts, ideas or experiences within Ballymeade's Discussion Forum at www.ballymeade.org/topics. This online forum that can be extremely helpful for both you and your neighbors when you share things such as:

- ◆ Ideas for neighborhood activities
- ◆ Experiences at new eateries or stores
- ◆ Contractor endorsements
- ◆ Neighborhood safety information
- ◆ Invitations for tennis or running partners

It only takes a minute to register on the website and to be "In The Know!"



ARC review: Please submit all required documentation and disclosures for Board review of all homeowner external changes per our community by-laws and maintenance declarations. Outline of the process and all documents required for the review are available on our website @

<http://www.ballymeade.org/pages>

Respect Ballymeade's Deed Restrictions....

- ⇒ Keep your lawns and shrubs trimmed
- ⇒ Clean-up any debris near your house
- ⇒ Return trash bins to garage after pickup
- ⇒ Trim overgrown trees
- ⇒ Clean-up after your dogs
- ⇒ Respect the neighborhood common areas
- ⇒ NO Commercial Vehicles Parked in Driveways (must be garaged)



REMINDER....

Parking on both sides of townhouses across from each other, therefore leaving too little space on either side for safe passing.

5 SIMPLE TIPS FOR KEEPING YOUR HOME AND NEIGHBORHOOD SAFE...



Store cash, jewelry and other valuables in a safe or safety deposit box

Keep your valuables out of reach for an intruder. Use a secured safe or safety deposit box in a bank to stash away your valuables when they're not in use. In addition, remember to arm your home security system every time you leave your house to ensure your home, pets and valuables are safe.

Keep garage doors closed at all times

Your garage door leads directly into your home, so it's important to keep it closed, including when you're at home. If you see your neighbor's garage door left open by mistake at night, be a good neighbor and notify them.

Don't leave spare keys in obvious locations

Don't leave extra keys under doormats, potted plants or any other obvious outdoor location. Thieves will generally find them. Find an inconspicuous place to hide the keys, or give a set to a neighbor you can trust.

Create the illusion that someone is at your house

If you plan to be away for an extended period of time, leave a TV or stereo on in a room near the front door or other entry points like side doors or first-floor windows. Use exterior lighting and motion detectors to minimize places where a burglar could easily hide.

Secure your sliding glass doors.

Burglar-proof your glass patio doors by setting a pipe or metal bar in the middle bottom track of the door slide. Consider having a shatter-proof film applied to your sliding glass doors to prevent burglars from breaking through and entering.



BALLYMEADE



Saturday, June 1, 2019
8:00 a.m. to 3:00 p.m.

More items are sold and more money is earned when a whole community does a sale together.

*To participate, all you need to do is set out your items in your driveway
- nothing more!!!*

An advertisement will be placed in the local paper (the News Journal) three days prior to the sale date. A Craig's list posting will be made as well. A "garage sale" sign will be placed at the Naamans Road entrance several days before the sale date (an exception is being made this once re: signage at the entrance).

If you don't have items to sell, it is still a lot of fun to walk around the community and see what's for sale and to meet your neighbors, and maybe buy something too. You never know what you might see out there!
And be sure to tell your friends and relatives to come!



Increase Your Home's Curb-Appeal by...

Painting any faded doors or shutters

Planting flowers around utility boxes and mailboxes

Power wash decks, siding or sidewalks

Remember ... it's all about the overall aesthetic appearance of our development ... which has an direct impact on desirability to live in Ballymeade; restrictions and regulations are not meant to impede directly on individual homeowners but ensure the overall common good of the entire community!



We thank you all for your assistance with all important community endeavors. Please keep in mind that our intent is to make this a more beautiful community, to keep it safe and sound, and to keep your property value going UP, not down. We all have to do our part to make and keep Ballymeade a desirable and safe community. If you have a question, please feel free to contact PENCO Management at any time. Our dedicated property manager is Ron White; his contact info is below.

Regards,

Ballymeade Maintenance Corporation Board of Directors

Ronald A. White, Senior Property Manager

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