

## *Beacon Hill Condominiums – Spring 2021 Newsletter*

Finally, spring has come to stay and quite welcomed after this past winter! In this newsletter are some general announcements, reminders, and information from the Council.

### ***Annual Meeting***

Council is hoping to announce shortly a date, place, and agenda for the Annual Meeting. At this point, we are still experiencing difficulties in finding a location.

### ***Council Notices & Reports***

Reminder, you can find the Council's meeting minutes and other relevant material on the Beacon Hill Townhomes Condominium website at <http://www.beaconhillcondos.org/>

### ***Call for Council Members***

Currently, the Council has only four members. All five (5) Council positions are open this year, and we encourage volunteers to offer their services. **Anyone who is interested, please let any Council member know.** The offices are President, Vice-president, Secretary, Treasurer, and Member-at-Large. To serve on Council, you must be a unit owner in good standing with an understanding of the Code of Regulations and Rules and Regulations, as well as a commitment to serve.

For information on electing council members and on descriptions of the office positions, see the BHTC Code, Article V, Section 5 (pp. 10-11) and Article VI, Sections 1-7 (pp. 13-14). The Code is uploaded to the website under "Documents & Pages": <http://www.beaconhillcondos.org/>

### ***Spring Clean Up***

These warm days are perfect to clean up the gardens and patio areas. Although owners are responsible for their Unit's individual garden beds (limited common elements), and we encourage gardening, please consider upkeep demands for plantings so that beds look attractive. Also, owners are required to submit an Architectural Change Form to Council for major changes such as hardscape materials, shrubs, and perennials in your gardens. Unit owners (or tenants) are not permitted to plant anything on the General Common Elements.

### ***Shrub Pruning***

Owners are responsible to submit a landscaping opt-out form (found on our website) each year by June 1st if they do not want their shrubs pruned by our landscaper. However, Council has the right to trim the shrubs (regardless of an owner opt-out) if it is deemed the owner has neglected to maintain the shrubbery from the prior year(s).

### ***Exterior Alterations to the Unit including Media Cable Installations***

Owners are not to make any alterations to the exterior structure (including windows and doors) of the Unit or their limited common elements without first submitting an Architectural Change Form to Council for their review and consent. This includes the installation of media cables. If you need to have a cable run, please ensure that it follows our community's original design, whereby the cable is fed up through the patio/master bedroom overhang soffit, into the bedroom closet and through the closet ceiling (if necessary) into the attic to be routed to the desired location. Media

cables are not to run up the brick or vinyl siding with a hole to then be drilled into the brick or vinyl siding.

### ***Trash & Recycle Reminders***

Trash must be placed in a container. If necessary, contractor grade plastic bags can be used for **non-perishable** household debris in excess of what you can fit in your container. Use Palmatary's designated recycle container or your own suitable container for your recyclables. Recyclables that are in plastic bags will not be accepted as recyclables but as trash.

The trash/recycle pickup typically occurs between 6:30 - 7:00 am. Please place trash and recycle containers out the evening the day before the pickup and collect them by the evening of that day's pick-up. For information regarding Palmatary's guidelines, their calendar, and other services they offer such as yard waste, call 302-652-2270 or see <http://www.palmatarys.com/>.

### ***General Reminders***

Security: Remember to lock cars as there have been reports in the Brandywine Hundred area of theft from cars left unlocked. Also, be alert in general. One resident reported that her outside water spigot had been turned on; she fortunately discovered it before there was damage.

Litter: We ask that everyone pick up their bottles, cans, or other items and not leave them on the common elements. Be mindful that trash can be placed so as to be protected from high winds blowing them over.

Dogs: In an effort to preserve our grassy areas, dogs are limited to the dog walk across Overlook Drive for their daily business and recreation. Please keep your dog(s) off the Courts'

entrance beds and pick up their waste, including that inside patio area. Also, if your dog is inclined to bark excessively while you're away, close your windows during the warm months to avoid disturbing neighbors.

Speed Limit: The posted speed limit for the complex is 15 mph. Please observe!

Beacon Hill Townhomes Facebook page: Keep up with community events and suggest activities at <https://www.facebook.com/BeaconHillTownhomes/> People enjoyed several outdoor gatherings and walking groups last summer and fall via announcements found on this page. With warmer weather back, we can begin again.

If you have any questions or concerns, please contact a Council member:

Dick Stausebach, President. 7 West Court.  
[dstausebach.bhtc@gmail.com](mailto:dstausebach.bhtc@gmail.com)

Terri Lacoff, Treasurer. 8 West Court.  
[tlacoff.bhtc@gmail.com](mailto:tlacoff.bhtc@gmail.com)

Tim Panfile, Member at Large. 103 Center Court.  
[tpanfile.bhtc@gmail.com](mailto:tpanfile.bhtc@gmail.com)

Charlene Bunnell, Secretary. 208 East Court.  
[cbunnell.bhtc@gmail.com](mailto:cbunnell.bhtc@gmail.com)

***Charlene***