

Brynfield Homeowner's Association Spring Newsletter, 2013

Rules, Regulations, and Enforcement Policies, etc.

All of Brynfield's Rules, Regulations, Covenants, By-Laws and Architectural Review Forms are found on the Brynfield web site: www.Brynfield.com. If you do not use the internet you may obtain an Architectural Review Form, as well as other documents pertaining to Brynfield by contacting Penn Equity at 717-566-8550 and speak with Sasha.

Opt Out Forms for Lawn and Landscaping (See enclosed Forms).

Homeowners have the opportunity to decide what lawn and landscaping services they wish to receive from Team Lewis. In order to express that desire, homeowners must indicate on the enclosed form whether they wish to "opt-out" of any lawn or landscaping service.

For example, a homeowner may decide that he or she wishes to mow his or her lawn, but still desire for Team Lewis to trim the shrubs. The homeowner in filling out the form would indicate which service he or she does not wish to receive. That service will not be provided at all. Thus if someone decides they do not want shrub pruning services, none of the pruning on the homeowners property will be done. And once the homeowner has opted out he or she cannot revoke that opting out until the following year.

Team Lewis has the first round of turf fertilization/ weed control scheduled for April 8th & 9th. If you are opting out of services we need your form returned immediately to avoid unwanted lawn fertilization or other services.

Snow Removal Update.

The agreement with Team Lewis provides that when there are two inches or more of snow all driveways, public sidewalks, and those leading to front doors will be cleared. If there is less than two inches of snow, the Board has approved the removal of snow from all public sidewalks crossing in front of homes, but not driveways or sidewalks leading to front doors (private).

This policy is due to the Association owning numbers of parcels of land and the Township requiring that all parcel owners clear their public sidewalks. Thus, in order to protect the Association from any liability the Board approved clearing not just the Association's public sidewalks but all of them in the community.

Driveway Snow Removal Guide Poles.

Please be aware that Team Lewis installs the guide poles on our driveways to prevent plowing up grass and dirt. Homeowners are responsible to make certain that they do not knock the poles down or throw them away. Loss or breakage of the poles may result in a charge of \$3.00 per pole to the Association.

Ice Melting Materials Update.

The Board in discussion with Team Lewis has agreed that the only place that ice melting materials will be applied are the public and private sidewalks leading to the homes and not on driveways. The ice melting materials are the safest that can be found so as not to weaken concrete.

Architectural Approval.

All homeowners that wish to make alterations or changes to the exterior of the buildings and/or grounds are required to submit, in writing, an "Architectural Review Request" to Penn Equity at PO Box 233, Hummelstown, PA 17036 . Architectural Review Request Forms can be obtained on the Brynfield website or by contacting Penn Equity. Architectural Requests are not considered approved until the board votes at the monthly board meeting and returns the form with a signature indicating approval.

Please note that changes to gardens, shrubs, trees, sidewalks, all lawn related changes must be cleared by the Architectural Review Process. This is necessitated by plantings and other changes altering the flow of water and runoff which can cause flooding in yards or basements.

Automatic Telephone System.

You may have noticed in the last year the Homeowners Board has instituted a "Robo-Call" system to advise homeowners of important issues. Usually these are related to weather and snow concerns. This system allows the Board to call one number and for all home owners who have registered a phone number (either home or cell) to receive a message from the Board. If you are not signed up for this system, the Board encourages you to do so, in order to receive needed information. If the call comes when you are not in, a message will be left on your answering service or the Robo-Call mechanism will call two more times in an effort to contact listed numbers; the same is true if your number is busy.

If you have not received a "Robo-Call" yet, it may be that your number is not in the system. To subscribe to the system call the number listed below, from the telephone to which "Robo-Calls" should be made (e.g., from your home phone if that is the number you wish to be called and/or your cell phone).

The number to call is 717-344-5781 and then follow the instructions that the system gives to you.

Yard Sale.

The annual Yard Sale will be held Saturday, June 1st, 2013. The yard sale will start at 7 AM and end at 2 PM. An ad will be run in the Patriot News and the board will put directional signs at each entrance several days before the yard sale. Everyone is invited to participate.

Pet Waste Pick-Up.

This is a friendly reminder, based on complaints received by the Board that pet owners who take their pets outside for them to defecate must clean up behind these pets and dispose of it in your personal garbage. This is required by the Homeowners Association policies and Township Ordinance, which result in fines and penalties. Please be a responsible pet owner!

Trash Disposal.

We have a problem with trash debris blowing throughout the community. This problem is a result of resident's failure to properly prepare their trash when it is placed at the curb for pick up. Resident's are placing trash in "paper" bags or thin 13 gallon "indoor" garbage bags. These bags are easily ripped open by animals, wind and rain. Others are placing unbundled cardboard boxes by the curb or not weighing down newspapers in the recycling containers with bottles or heavier recyclable items. Because the recycling containers do not have lids, the loose newspaper or cans are blowing all over the neighborhood. No one bothers to pick up the blown or scattered trash so the debris lays in the street or yards.

PLEASE put garbage that is not in a rubber container in the thick Black yard bags thus preventing wind and rain from causing deterioration of paper bags and open boxes. These bags also prevent animals from tearing into the bags and pulling out scraps and other things that blow away. When you place recyclables in the open containers, please place the lighter weight items like newspapers at the bottom of the container and then place glass jars or bottles on top, thus decreasing the likelihood that the paper will blow out of the container. Let's all cooperate in keeping our community attractive and free of debris and garbage.

General Contact Information.

Penn Equity Associates, Inc. would be happy to answer questions you may have from time to time. If have not already done so, homeowners should familiarize themselves with the Declaration, By-laws, Rules and Regulations etc., to gain a better understanding of the Association and how it works. Again, all these items can be found on the website www.Brynfield.com or by contacting Penn Equity at (717) 566-8550.

Brynfield Homeowners Association
Landscaping Services Opt-Out Form

For 2013, homeowners may opt out of certain landscaping services for the entire year, as done last year.

If you would like to opt out of any landscaping service, then complete the form below and mail it to the following address **NO LATER** than **Friday, April 5th**. The first round of lawn fertilization & weed control is scheduled for April 8 & 9. Because we are short on time and the mail is sometimes delayed, you are encouraged to immediately call Penn Equity at 717-566-8550 or email: Mail@PennEquity.com in addition to returning this form **if you DO NOT want lawn fertilization/ weed control.**

To avoid confusion, changes to the opt out form will NOT be accepted once this form is received. Again, please return the forms by April 5th, 2013.

Brynfield Homeowners Association
P.O. Box 228
Palmyra, PA 17078

Name: _____

Home Address: _____

Phone Number: _____

E-mail Address: _____

Which landscaping services would you like to opt out of for the **entire year**?

☐ Lawn Fertilization/ Weed Control

☐ Mowing

☐ Pruning

☐ Mulch