

Brynfield HOA

2019 WINTER NEWSLETTER

The Executive Board would like to send a few friendly reminders and some pertinent information.

Enclosed with this newsletter, please find the 2020 budget & payment coupons.

Snow Removal



Bailey's will be Brynfield's Snow Contractor again this year.

As a reminder, the Association removes snow from the driveways & sidewalks beginning at 2".

Homeowners are responsible for snow removal under 2" from their sidewalks and/or driveway.

The Township is responsible for plowing all dedicated streets.

Monthly Association Fees & Annual Five Percent Discount

We are pleased to announce that your dues will not be increased for 2020. The Board will continue to offer the 5% discount for Lump Sum Payments received on or before January 15, 2020. This offer only applies to homeowners who do not have an outstanding balance.

The discounted amounts are as follows:

Townhouses: \$89 per month; Reduced one-time pay rate: **\$1,014.60**

Quadplex: \$98 per month; Reduced one-time pay rate: **\$1,117.20**

Duplex: \$104 per month; Reduced one-time pay rate: **\$1,185.60**

Please Note. Checks for the reduced rate will be deposited by Penn Equity after January 1st, 2020 so that they will appear on the 2020 Financial Statement.

As always, a big **thank you** to all homeowners that pay their Association fees on time! Timely payments help keep costs down from mailing notices and keep the Association from running in to financial deficiencies.

Management Company

Contact Information:

Penn Equity Associates, Inc.
PO BOX 228, Palmyra, PA
17078

Phone: 717-930-6060

Sasha@PennEquity.com



Penn Equity Associates is now offering an online homeowner portal.

You are able to view your Association documents, account balance, communicate with your property manager and make online payments! If you are not already registered but would like to be – please send your email address to Sasha@PennEquity.com.

Association Documents can also be found at www.Brynfield.com. If you do not use the internet you may obtain an Architectural Review Form and other documents pertaining to Brynfield by contacting Penn Equity.



PARKING

Homeowners should be conscience of all "No Parking" signs along street throughout the community. All signs were placed after a safety assessment was done in the community. We all want to be sure help can get to you if/when it's needed!

Please do not park on any grass covered area in the neighborhood. This costs you and your neighbor's money for necessary turf repairs that could be avoided.

Parking in any "No Parking" areas may result in your vehicle being towed at the owner's expense and/or fines to the owners account.



Proper Disposal of American Flags

We have been asked by one of our community residents to advise that he routinely is involved in delivering tattered and unusable American flags to the American Legion for proper disposal. The Association maintains a flag pole in the front of the development, just off of 39, and there are many homes that now have American flags displayed.

If you wish to have a flag that has become tattered properly disposed of our neighbor Mick Doyle at 7701 Forney Way has offered his kind assistance to collect the flags and take them to the American Legion for proper disposal. Please take any US flags to him for proper disposal.



Garbage Containers must be stored in your garage or at the rear of your home in an inconspicuous location, only if you do not have a garage; absolutely no storage in front of your home. ***Any trash containers left in a location that is not approved may receive a fine.***

Residents are required to clean up after their animals immediately & keep them leashed at all times.



Christmas Trees

Christmas trees will be picked up by Waste Management during your regularly scheduled trash pick-up in January. Waste Management states the exact pick-up dates will be available after Christmas.



Home Exterior Maintenance Issues

Homeowners have the duty to maintain the exterior of their homes.

This includes painting the front doors and maintaining the shutters on our homes.

This also includes power washing the outside of homes when mildew and other soiling materials are on them.

The Board has sent letters to homeowners who need to paint their shutters, repair mailboxes and other items pertaining to their homes. Most homeowners have complied but there are still many that have not. Please inspect the outside of your home and determine if it requires attention to avoid receiving a letter in the Spring of 2020.

Architectural Approval

All homeowners that wish to make alterations or changes to the exterior of the buildings and/or grounds are required to submit an "Architectural Review Request" to either:

Joe Rutter
324 Baumgardner Drive
or
Penn Equity
PO Box 228
Palmyra, PA 17078.

This form can be found online at www.Brynfield.com or contact Penn Equity.

Failure to obtain Architectural Approval prior to making exterior changes may result in a fine as per the Rules, Regulations, and Enforcement Policy of Brynfield.

Sidewalks Passing Homeowners' Property

As a reminder, West Hanover Township Code requires that homeowners maintain and repair all sidewalks within the homeowner's property lines; i.e. any tripping hazards, deteriorating slabs, etc.



Robo-Calls For Community Updates

This system allows the Board to provide quick updates regarding snow removal, lawn fertilizer, and other items.

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 to enroll in Robo-Call is 717-344-5781. Then follow the instructions the system gives to you.



Exterior Paint Colors

Paint for doors and shutters can be purchased at Sherwin Williams in **semi-gloss** and are all off the shelf colors.

The blue is “NAVEE”

The green is “DENSE FOREST GREEN”

The black is “TRICORN BLACK”



Parking recreational vehicles, trailers and boats in Brynfield



We are experiencing a number of calls regarding the parking of recreational vehicles, trailers and boats in Brynfield, either in driveways or on the streets.

The Declarations, in Article V (pg. 12-14) to which all homeowners agreed when they purchased their homes, expressly states “(6) The following types of vehicles are prohibited in Brynfield-----recreational vehicles,,,” and “(7) No boats of any type shall be permitted to be parked in Brynfield.” This Article also gives the Board the duty to prepare and distribute rules and regulations to make the Declarations clear. Rules and Regulations were issued on August 14, 2007, and in section #5, “that no tractor trailers may be parked in Brynfield” and in section #7 is found, “Recreational vehicles may be parked in Brynfield up to 24 hours during loading and unloading of equipment and supplies for use with the recreational vehicle.” And in section #8, “No boats of any type shall be permitted to be parked in Brynfield.”

Please follow the Declaration and Rules and Regulations and there will be no need for neighbors or others to call and complain about a violation. Your anticipated cooperation is appreciated.

All of the documents cited in this notice can be found at www.Brynfield.com.

Auto Debit

Auto Debit has been available since Penn Equity has managed our property. This is an electronic payment service designed to debit funds from your checking account on the first Friday of each month regardless of where you bank. This form of payment is not available for the one time annual payment (5% Discount). Auto-Debit is a useful option for monthly payments to avoid the inconvenience of check writing every month or for those who have difficulty remembering to send their dues on time. If interested, contact Sasha at Penn Equity.