



Brynfield Homeowners Association

2024 WINTER NEWSLETTER

Monthly Association Fees & Annual Five Percent Discount

After many years of little to no increase during the height of inflation, the Association Dues must increase by \$15/month in 2025. The Board will continue to offer the 5% discount for Lump Sum Payments received on or before January 15, 2025. This offer only applies to homeowners who do not have an outstanding balance.

The discounted amounts are as follows:

Townhouses: \$109 per month; Reduced one-time pay rate: **\$1,242.60**

Quadplex: \$118 per month; Reduced one-time pay rate: **\$1,345.20**

Duplex: \$124 per month; Reduced one-time pay rate: **\$1,413.60**

Please Note: Checks for the reduced rate will be deposited by Penn Equity after January 1st, 2025 so that they will appear on the 2025 Financial Statement. If you utilize the online portal, please submit your payment after January 1, 2025.

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.

Architectural Approval

All homeowners that wish to make **ANY REPAIRS OR CHANGES THAT CAN BE SEEN ON THE EXTERIOR OF YOUR HOME** are required to submit an "Architectural Review Request" to:

Penn Equity Associates

PO Box 228

Palmyra, PA 17078

Or

Sasha@PennEquity.com

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

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

Roof replacement, windows, doors, garage door, etc. all require an approved architectural request form.

The roof shingle color must be DRIFTWOOD.

The existing shingles are the IKO brand. The other approved brand is CertainTeed.

Volunteer Executive Board Members

Mr. Michael Walsh

Mr. William LaDieu

Mr. Dominick DeRose

Mr. Joseph Rutter

Mrs. Nancy Teter

Management Company Contact Information:

Penn Equity Associates, Inc.

PO BOX 228, Palmyra, PA 17078

Email: Sasha@PennEquity.com

Phone: 717-930-6060

Owner Portal:

<https://owner.topsoft.com/PennEquityAssociatesInc>

Community Website: www.Brynfield.com



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 or on the side of your home. **Any trash containers left in a location that is not approved may receive a fine.**



Parking RV's, trailers and boats in Brynfield



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. Your anticipated cooperation is appreciated.

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

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

Failure to immediately clean up after your pets may result in fines being applied to your account and/or your lawn services being placed on hold.



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



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 its 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.

Encroachments in the West Hanover Township Street Right-of-Way

Credit: 2021/2022 Township Winter Newsletter

The Township wants all residents to be informed of encroachments in the Township street right-of-way.

Nothing is permitted to be installed or placed in the Township straight right-of-way.

Things such as portable or permanent basketball hoops or a berm ramp at the entrance to the driveway.

These types of things are considered encroachments and can impede the flow of storm water and can hinder snow plowing and potential damage to the snow plow.



Open Flames/Fire pits

As a safety precaution, please do not utilize a fire pit or open flame of any nature on a wooden deck or other flammable structure.

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.



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"

Street Light Outages

If you notice a street light is not working, please write down the pole number (located on a plate on the pole) and call or e-mail Eileen at the West Hanover Township Building at 717-652-4841 (ext.108) or elaforce@westhanover.com.

Provide the pole number and the address of the pole and a work order will be placed with PPL. The issue is usually resolved within three to five business days.

Snow Removal & Lawn Care Contractor



Bailey's will be Brynfield's Snow Contractor again this year and Lawn Care Contractor for 2025.

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.

See the complete updated snow removal policy on the Brynfield Website!

www.Brynfield.com

Notable additions to the policy are as follows:

Safety Issues: All Residents are reminded that snow removal is a dangerous job and residents are directed to stay away from operating equipment while on foot or in a vehicle. Please give the contractor space to safely operate their equipment.

Being Civil: All Residents are reminded to show good manners and be polite toward the contractor. They have a very large and hard job to complete, and offensive, rude, vulgar and/or threatening language or behavior will not solve a problem and could result in actions taken against the offender. If there are problems, please contact Penn Equity, or a Board member, and report the issue to them.

Please note that being civil to the contractors is not just necessary during snow removal and will apply during the lawn care season as well. Thank you for your prompt attention and cooperation on this matter!

PODS AND OTHER MOBILE STORAGE UNITS

The Board understands mobile storage units are used for moving properties or emptying basements/garages, etc. These items are permitted but please submit a request outlining how long you would like to have this parking in your driveway.



SIGNS:

As a reminder, signs are NOT permitted to be displayed within Brynfield per #11 on the Brynfield Enforcement Policy. Thank you for your cooperation and understanding!

11) No sign of any kind shall be displayed to public view on any lot or improvement thereon except for (i) directional signs, (ii) a one-family name sign of not more than 144 square inches and (iii) temporary REALTOR signs advertising the property for sale. No sign may be placed in a common area without the approval of the Executive Board.



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.



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 provides.**



Home Exterior Maintenance Issues

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

This includes painting the front doors, number plates and shutters on our homes.

Additionally, power washing the outside of homes or mailboxes when mildew and other soiling materials are on them as needed. Sidewalks should be inspected and maintained to avoid tripping hazards. You are responsible for all of the sidewalk between your yard and the street for the entire length of your property.

The Board continues to send letters to homeowners who need to paint their shutters, repair mailboxes and other exterior maintenance item 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 and/or fine.