

Brynfield Homeowner's Association Spring Newsletter, 2015

Annual Homeowners Meeting.

The Homeowners Annual meeting will occur on Tuesday, June 30 at the Hanoverdale Church of the Brethren at 577 Hershey Rd. (Route 39) about a mile from Brynfield traveling toward Hershey. Penn Equity our management agency, the Board and our lawn and snow contractor will provide information on the status of things at Brynfield. There will also be an election for at least three executive board members. The meeting will begin at 7PM. A time will be provided for homeowners to discuss issues not covered in the above presentations. If you have an issue you would like to address please notify Sasha Keen at Penn Equity. Her phone number is 566-8550 and she will provide you with the mechanism for notifying the Board of your desire to discuss an issue.

Legal Actions. The Brynfield Homeowners Association has been named in two law suits involving individuals who either fell or were injured on the walking paths or the crossing sidewalks in front of individuals' homes. The Association carries a general liability insurance policy to cover these expenses.

One law suit involves a homeowner being named for having an uncovered water cut off valve on his sidewalk. He and the American Water Company are the primary parties who have been sued and the Association has been brought into the suit by the defendants. The second suit involves a homeowner who was struck and seriously injured while walking on Brynfield's walking path, by two bicycle riders who are not residents of Brynfield. Again, the Association has been named by the defendants.

Michael Blouch of Penn Equity and Ronald Costen of the Board have met with the lawyer that the insurance company has provided for us and reviewed the status of these suits. As mentioned above the defendants in each of these cases, not the people that were injured, have sued Brynfield in an effort to seek to divert liability from the defendant and onto Brynfield. It is unlikely that these defendants will prevail, but our insurance company is handling both the trial preparation and the settlement discussions. As more information is provided to us, we will update the community.

Parking in Restricted Grass Areas. A year ago the Executive Board reported in this newsletter that the West Hanover Township assessed all streets and roadways within Brynfield and other communities in the Township. Following that assessment a series of no parking signs were issued to make certain that emergency vehicles can gain access to homes when an emergency exists.

Many residents of Hanoverdale Drive continue to ignore the no parking signs and have been parking in the grass islands that divide the Hanoverdale roadway. This is a violation of a Township Ordinance and an expense to the Homeowners' Association. The expenses involved are re-seeding areas that have been parked in, replacing dirt to fill rutted areas from vehicles left parked in grass areas. PLEASE DO NOT PARK IN GRASS COVERED AREAS THAT ARE PROHIBITED. Thank you for your cooperation so that we do not have further unnecessary expenses for those not following the Township ordinances.

Tree Replacement. Home owners are responsible for replacing dead, diseased or storm damaged trees at their own expense in a timely manner. New trees shall be of the same "type" and shall be at least 5' high. Letters have been sent to home owners who have not complied with the requirements. We have sent notices to numbers of residents asking that dead or absent trees be replaced and of this writing a number of residents have still not complied. Beginning in October 2015, when the planting season is good for tree planting, the Association will replace trees not replaced by homeowners and assess the costs to the homeowner. Thus to avoid the Association doing this, if you have lost a tree and not replaced, please do so now.

Deterioration of Brick Mail Boxes. A number of brick mailboxes in front of homes have deteriorated and have actually begun to come apart. The bylaws require that homeowners maintain the appearance of their property. If your brick mailbox has begun to deteriorate, or to actually fall, or have the top covering fall, please contact a brick mason to have it repointed or repaired in the appropriate fashion. Letters will be sent to those who have not corrected this problem within the next two months.

Placing Garbage in Bags or Receptacles that are Not Appropriate. Parts of the Brynfield community are littered with paper, garbage and plastic bottles. Much of this is due to individual homeowners placing garbage to the street for collection

in paper grocery bags that will often tear open in rain or windy conditions. Please use proper receptacles or thick black plastic bags when placing your garbage to the street and if you have newspapers that are put out for collection on a windy day, please place heavier recyclable materials on top of the newspaper so that it will not blow away. If by chance some of your garbage blows out of your receptacle, please pick it up rather than letting it blow up and down the streets of our community.

Cleaning Up Your Pets Waste. We are again receiving complaints that some homeowners are not cleaning up behind their dogs when they defecate outside, either on a common area or in someone's private lawn. The regulations of Brynfield require that animal waste be cleaned up by the pet's owner as does the West Hanover Township Code.

The West Hanover Township Code provides as follows:

Voiding animal excrement. No person having control, possession, or custody of any animal or the owner of an animal over which no person exercises possession, custody or control shall allow or permit any dog, cat or other domestic pet to void excrement on any public or private property other than the property of the owner of such pet. It is a violation of this article if any person having control, possession, or custody of any animal or the owner of an animal over which no person exercises possession, custody or control shall not immediately remove and properly dispose of voided excrement from any pet on any public or private property or the property of the owner of such dog, cat or other domestic pet.

[Amended 4-6-2009 by Ord. No. 2008-07]

The Code provides for up to \$1,000 fine for not obeying the law.

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 and other documents pertaining to Brynfield by calling Penn Equity at 566-8550.

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 either Joe Rutter at 324 Baumgardner Drive, or to Penn Equity at PO Box 228, Palmyra, PA 17078. 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. You can secure a copy of the Architectural Review Request by going to www.Brynfield.com and printing one from that web address.

Automatic Debit (Direct Payment). Direct payment has been available since Penn Equity has managed our property. Direct payment is an electronic payment service that is designed to debit funds from your checking account (monthly) 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 Penn Equity at 566-8550 and they will forward an authorization form.

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. 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.

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.

Questions. Penn Equity Associates, Inc. would be happy to answer questions you may have from time to time. If have not already done so, members 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 or by contacting Penn Equity at (717) 566-8550.