

February 2016

HEDGE CLIPPINGS

Hedgerow Homeowner's Association

200 Hedgerow Drive

Downingtown, PA 19335

www.hhaonline.com

610-873-1193

Board Members

Brian McCarry

President

brianm@wcmechanical.com

Jackie Englehart

Vice President

krijack01@verizon.net

Michelle Walker

Treasurer

walkermi@hotmail.com

Chris Mich

Secretary

cm687742@wcupa.edu

Upendra Tyagi

Community Liaison

untyagi@verizon.net

“Hey, Neighbor.....”

Recently, a few residents have emailed the HHA Board regarding the condition of neighborhood and, more specifically, the condition of certain residences. While Culbertson Run is a more laid-back community when it comes to following the homeowners association by-laws, the Board does ask that you be considerate of your neighbors when parking your cars, moving your trash cans and additional personal lot upkeep.

The Board can't police the entire neighborhood, but we can ask that residents make an effort to observe the by-laws to the best of their ability. Most importantly, we invite you to ask your neighbors or the Board if you need help maintaining your property.

Should you have an issue with a fellow resident, please try to politely mention your concerns to your neighbor first and, providing you are able, offer to help with the issue at hand. If this doesn't solve the potential issue, feel free to bring your concern to the Board – preferably during one of our OPEN Board Meetings (the next one is this month). Often, people simply aren't aware of an infraction of the by-laws or may be unable to comply with a rule due to various reasons.

With that in mind, here is a friendly reminder of some basic Culbertson Run By-Law restrictions:

- “Vehicles shall be parked in only areas for that purpose; and all persons will obey any and all traffic regulations promulgated by Hedgerow or the Association.” (First Set of Restrictions, Restriction #17, Page 50 of HHA Declarations By-Laws Amendments PDF)
- “No weeds, underbrush or other unsightly growths shall be permitted on any Lot. The roof, exterior walls, doors, windows, yards, shrubbery and all other part of each Unit on or outside of the exterior walls of the Unit shall be kept maintained in good order, condition and repair.” (Third Set of Restrictions, Restriction #5, Page 60 of HHA Declarations By-Laws Amendments PDF)
- “All trash, garbage and refuse shall be stored in closed containers as inconspicuously as possible and shall be deposited at the curb lines of each Lot only on the days scheduled

for removal.” (Third Set of Restrictions, Restriction #10, Page 61 of HHA Declarations By-Laws Amendments PDF)

A downloadable PDF of our By-Laws can be found on our website at hhaonline.com. Here is a direct link to all of our Declaration of Restrictions – including the ones listed in this newsletter: <https://hhaonline.files.wordpress.com/2012/06/hhadeclarations.pdf>

As stated in previous newsletters, not all residents may be able to maintain their property/lawn due to various challenges and personal limitations. Any neighbors interested in volunteering equipment or labor to help out their fellow neighbors, please notify our **Community Liaison Uprenda Tyagi** via phone at **610-873-8129**. If you call and leave a message: please state your name, street address and phone number.



Culbertson Run/Hedgerow community was built in the early 1970s on a section of the Fernald Farm. The original community had 39 townhouses and 137 single homes. The development was named after Culbertson Run, which flows through the land on its way to the Brandywine River. – from *A History of East Brandywine Township* by Barbara Paul, 1992.

BLIZZARD of 2016: The Board would like to thank everyone for their patience with our plowers during the Blizzard of 2016 – which, coincidentally, is ranked as the **FOURTH LARGEST SNOWFALL** in Philadelphia history! 22.4 inches of snow fell in Philly. While Downingtown numbers vary – Caln got 25.5 inches and Exton got 20.4 inches! In other words, we got a lot of snow and the plowers overcame many challenges to get the streets cleared as fast and safely as they could. If any residents are unhappy with our current plowing contractors, please provide your opinion at one of our **OPEN BOARD** meetings (the next one is 2/24!) or by emailing the Board (Board emails listed on front of newsletter). The Board determines plowing contractors prior to each winter based on cost and your officially-submitted reviews.

NEW DUES AMOUNT for 2016: As previously listed in the last two newsletters, Hedgerow Homeowners Association has increased dues for 2016. Several residents provided dues payments for the old amount. The 2016 dues are **\$80/month per single home** and **\$105/month per townhome**. Please email HHA Treasurer Michelle Walker at walkermi@hotmail.com if you have any questions regarding the current balance on your account.

FEBRUARY HHA BOARD MEETING: The next general HHA Board meeting is **OPEN** to the entire neighborhood. Join us at the Clubhouse on **Wednesday, February 24, 2016 at 7pm**.

For the latest neighborhood news, be sure to *like*
CULBERTSON RUN COMMUNITY on Facebook.

