

December 2017

HEDGE CLIPPINGS

Hedgerow Homeowner's Association

200 Hedgerow Drive

Downingtown, PA 19335

www.hhaonline.com • 610-873-1193

Board Members

Mike Mize

President

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Vice President

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HHATreasurer@hhaonline.com

Nate Winters

Secretary

HHASecretary@hhaonline.com

Upendra Tyagi

Community Liaison

HHAMemberAtLarge@hhaonline.com

2018 Dues Increase

Dues will increase by \$15/month as of January 1st to fund the Common Reserve. Details from our reserve study findings regarding upcoming projects and funding can be found on the hhaonline.com website under the Reserve Study heading. If you have further questions, please contact the board or attend an upcoming meeting.

If you decide to pay your dues IN FULL for the year by January 31, 2018, you will get a 5% discount on the dues for 2018.

Single Family Homes

12 months @ \$95 = \$1,140 minus 5% = \$1,083

Townhouses

12 months @ \$120 = \$1,440 minus 5% = \$1,368

The Association fee is now \$95/mo for single homes and \$120/mo for townhomes. The payment is due by the 8th of every month. Checks can be dropped off at the clubhouse mail slot or mailed to: Hedgerow Homeowners Association,

200 Hedgerow Drive, Downingtown, PA 19335. Be sure to include the address number on your check.

Questions? Email HHA Treasurer Michelle Walker at HHATreasurer@hhaonline.com

HHAONLINE RESOURCES: Visit HHAONLINE.COM for:

- “Reminders for Townhome Residents” (under the [Bylaws and Maps](#) tab)
- “Hedge Clipping” Newsletters (under the [Newsletters](#) tab) & sign-up for our eNewsletter
- HHA OPEN Board Meeting Minutes (under Archives panel, select specific Month/Year)
- ...and much more helpful information!

FINANCIAL REPORT: As of October 31 2017, Common Operational Fund balance was \$36,628.24, the Townhouse Operational Fund was \$37,796.82, Common Reserve Fund \$39,181.09, Townhouse Reserve \$4,376.03 and one CD for \$12,473.88. The loan outstanding balance due as of 10/17/17 is \$41,460.17 with monthly payments being \$1,369.88. Maturity date of loan is 6/1/2020.

The Board has also attached the 2018 HHA Budget for your reference. It includes a \$15/month increase (50 cents per day) to fund the Common Reserve. We have also right-sized a few budget items and moved Snow and Common Ground maintenance into a contingency fund so that we can have increased funding for the Common Reserve in the event that we have a mild winter, for example. Over the past year we have also reduced our clubhouse phone/Internet bill by 20% (\$200) and most recently reduced the townhome dumpster expense by 50% (\$7,000).

HHA 2018 Budget						
				2018	2018	Per House
	Category			Total Budget	TH Budget	Budget
Checks/ Stamps/ Paper	Admin		E05	\$500.00		\$0.24
Police/ Fire/ Thank you	Donations		E14	\$250.00		\$0.12
Liability	Insurance		E02	\$7,800.00		\$3.80
Grass/ Flowers	Landscaping		E01	\$30,000.00		\$14.62
Maint & Such	Pool		E07	\$25,000.00		\$12.18
	Professional Fees		E06			
	<i>Book Keeper</i>			\$3,600.00		\$1.75
	<i>Lawyers/Reserve Study</i>			\$2,000.00		\$0.97
	<i>Tax Accountant</i>			\$300.00		\$0.15
	Cleaner			\$1,050.00		\$0.51
Trees, Fences, Sink Holes, Storm Drains	R&M Common Ground		E12	\$12,500.00		\$6.09
	Snow Removal		E08	\$12,500.00		\$6.09
Santa, Egg hunt, Movie	Social Committee		E11	\$500.00		\$0.24
Street, storm drains	Street Expense		E13	\$4,000.00		\$1.95
	Taxes		E04	\$3,700.00		\$1.80

	(houses)						
	Taxes (townhouses)		T03		\$ 1,200	\$0.00	\$3.03
	Telephone/ Internet		E15	\$1,550.00		\$0.76	\$0.00
	Trash/ Dumpsters		T05		\$ 7,000	\$0.00	\$17.68
Aqua 5,000	Utilities - Water		E03	\$5,000.00		\$2.44	\$0.00
Peco Common 2600	Utilities - Electric		E03	\$2,600.00		\$1.27	\$0.00
Peco Townhouses 1400	Utilities - Electric TH		T03		\$ 1,400	\$0.00	\$3.54
Bank Loan (\$100,000)	Bank Loan			\$16,500.00		\$8.04	\$0.00
Reserve Fund Contingency Common Ground and Snow				\$25,000.00		\$12.18	\$0.00
Reserve Fund Contribution (Common)				\$40,000.00		\$19.49	\$0.00
Reserve Fund Contribution (Townhouses)					\$ 500	\$0.00	\$1.26
Total Projected Expenses:				\$194,350.00	\$10,100.00	\$94.71	\$25.51
2018 Budget	\$204,450.00						
2018 Projected income	\$204,840.00						
2018 Single Dues (138)	\$95.00	138.00		\$157,320.00			
2018 TH Dues (33)	\$120.00	33.00		\$47,520.00			
Common Reserve Account	\$39,181.09						
Townhouse Reserve Account	\$4,376.03						
Certificate of Deposit (DNB)	\$12,473.88						
Monthly Bank Loan - DNB Matures 6/1/2020	\$1,369.88/mo			\$16,438.56/yr			

WHEN IT SNOWS...

- Please park your vehicle in your driveway and NOT IN THE CUL-DE-SAC so that plowers can safely plow the entire street.
 - The plow company has placed driveway markers throughout the courts to assist with plowing to the edge of the property. If a marker falls down, please set it up again. *You may need to drill a “pilot hole” if the ground is frozen.
 - REMINDER for TOWNHOME RESIDENTS: Townhome residents are required to shovel snow and salt for ice their own walkways. They are also responsible for shoveling out their own cars.
 - ROCK SALT works well, but it also can be damaging stuff! It’s toxic to plants when it gets in soil, can eat paint off of cars, and damage concrete and asphalt surfaces.
- Easy tips to prevent SALT DAMAGE:
- **Shovel More, Salt Less.** Once you’ve cleared ice and snow off a surface, the Sun can do the rest – temperatures permitting. Also, if you remove the snow BEFORE it turns to ice, it helps limit the amount of ice formed (and in need of salting).
 - **Salt Sparingly.** No need to “blanket” the driveway. Look for spots that often pool with water and freeze into ice patches. Hit those areas with salt and see if that’s enough for a safe path.
 - **Use an Alternative to Salt.** A lot of “De-icers” are just as toxic as salt, but CALCIUM MAGNESIUM ACETATE is the most environmentally safe product to remove ice. It won’t corrode metals or cause significant harm to plant life.



HHA DONATES TO EB POLICE AND FIRE DEPARTMENT: In appreciation for all that they do for our community – and in the spirit of giving this holiday season – the Hedgerow Homeowners Association is making a donation of \$100 to the East Brandywine Fire Department. The East Brandywine Police Station will be getting a lunchmeat tray prior to Christmas – compliments of the HHA community, too.

DECEMBER HHA BOARD MEETING: The next general HHA Board meeting is OPEN to the entire neighborhood. **Join us at the Clubhouse on Wednesday, December 13, 2017 at 7:15 pm.**

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

