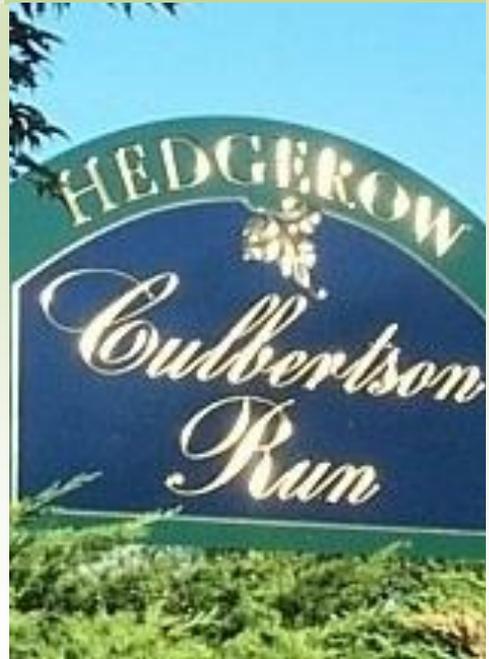


HEDGE CLIPPLINGS



Hello Neighbor!

Greetings Culbertson Run residents! It has been a while since our last newsletter was issued. While we do enjoy communicating via newsletter, we have found other options such as our web page, Facebook page, or the occasional flyer distribution to be timelier and effective communication tools.

It has been a busy year! Fortunately we had a mild winter, a delightful spring and then the rainiest Summer and Fall in memory.

Our biggest accomplishment was paving the clubhouse driveway. It looks great, doesn't it?

We continue to hold monthly board meetings and all board meetings are now open to every resident to attend. We hope more of you can join us and help continue moving the HOA forward.

One common thread in our meetings is the appearance of our properties. We wanted to THANK EVERYONE who works hard to make your yards and homes beautiful. Whether a well-tended garden, tasteful lawn decorations or even the occasional yard that draws comparisons to Longwood Gardens! Keep up the great work and thank you!

Board Members

Mike Mize
President
HHAPresident@hhaonline.com

Upendra Tyagi
Vice President
HHAVP@hhaonline.com

Michelle Walker
Treasurer
HHATreasurer@hhaonline.com

Bethanie Emery
Secretary
HHASecretary@hhaonline.com

Committed to the Plan...

We are committed to serving our community with excellence and following the plan laid out for us in our reserve fund study. This requires increased finances for projects that address planned maintenance of common elements managed by the HOA. Please refer to the pie charts below to view a breakdown of the allocation of funds. If you have any questions please attend the next scheduled board meeting, or reach out to a board member at any time via email.

Dues will increase by \$15/month beginning in January.

This will increase monthly dues as follows:

Single Homes – New Monthly Dues = \$110/month

Townhomes – New Monthly Dues = \$135/month

Pond Repair

This summer a small but dedicated group of volunteers repaired a major issue with our pond.

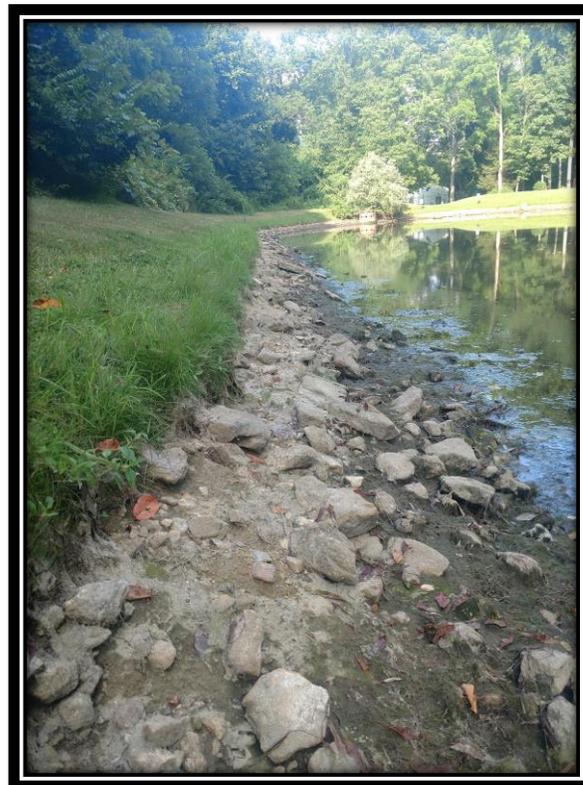
Pond water levels were lower than many of us had seen in our lifetime.

The best part – the repair of a failed “bottom drain” only cost \$50!

We have always had money in our HOA budget for tree removal and this year has seen more work than usual.

This is due to the prevalence and onslaught of the emerald ash borer. Not to be confused with the spotted lanternfly!

The emerald ash borer is an invasive pest committed to killing every ash tree in our area. You may have observed several trees that were removed from common ground due to damage from this pest. This trend will likely continue for the foreseeable future.





Next OPEN HHA Board Meeting

HHA Financial Report

As of September 2018:

Common Operational Fund balance was \$31,986

Townhouse Operational Fund was \$36,430

Common Reserve Fund \$55,928,

Townhouse Reserve Fund \$4,396,

One CD for \$12,473

The loan outstanding balance due as of 9/18 is \$27,730.

Monthly payments on the loan are \$1,369.88. The maturity date of loan is 6/1/2020.

Hedgerow Homeowners Association

200 Hedgerow Drive
Downingtown, PA 19335
610-873-1193

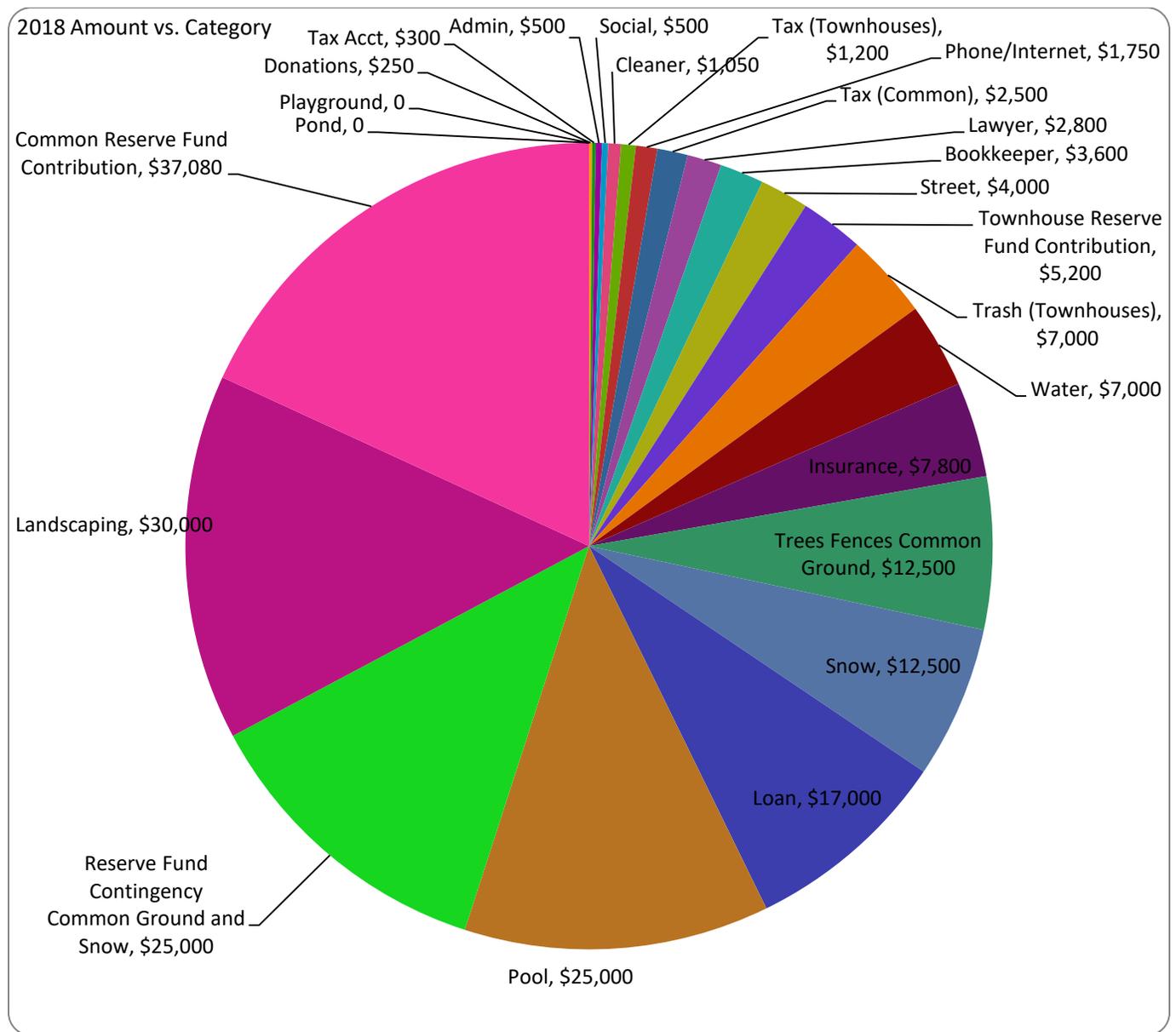
Find us on the Web:

www.hhaonline.com

The next HHA Board meeting is an **OPEN MEETING** and will be held in the Clubhouse on **Wednesday, November 14, 2018** starting at **7:15pm**.

Please join us and your neighbors!

Townhouse – 2018 Budget Allocation



Single Family Homes – 2018 Budget Allocation

