

December 2019

HEDGE CLIPPINGS

Hedgerow Homeowner's Association

200 Hedgerow Drive

Downingtown, PA 19335

www.hhaonline.com • 610-873-1193

Board Members

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Secretary

HHASecretary@hhaonline.com

Mike Wurster

Member at Large

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2020 Dues Increase

Dues will increase by \$5/month as of January 1st, 2020 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.

There is no longer an early bird discount for paying your full annual dues in January. However, you can still pay the full amount up front if you would prefer.

Single Family Homes

12 months @ \$110 = \$1,320

Townhouses

12 months @ \$135 = \$1,620

The Association fee is now \$110/mo for single homes and \$135/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:

- General info on our homeowners association
- Timely updates on HHA projects
- ...and much more helpful information!

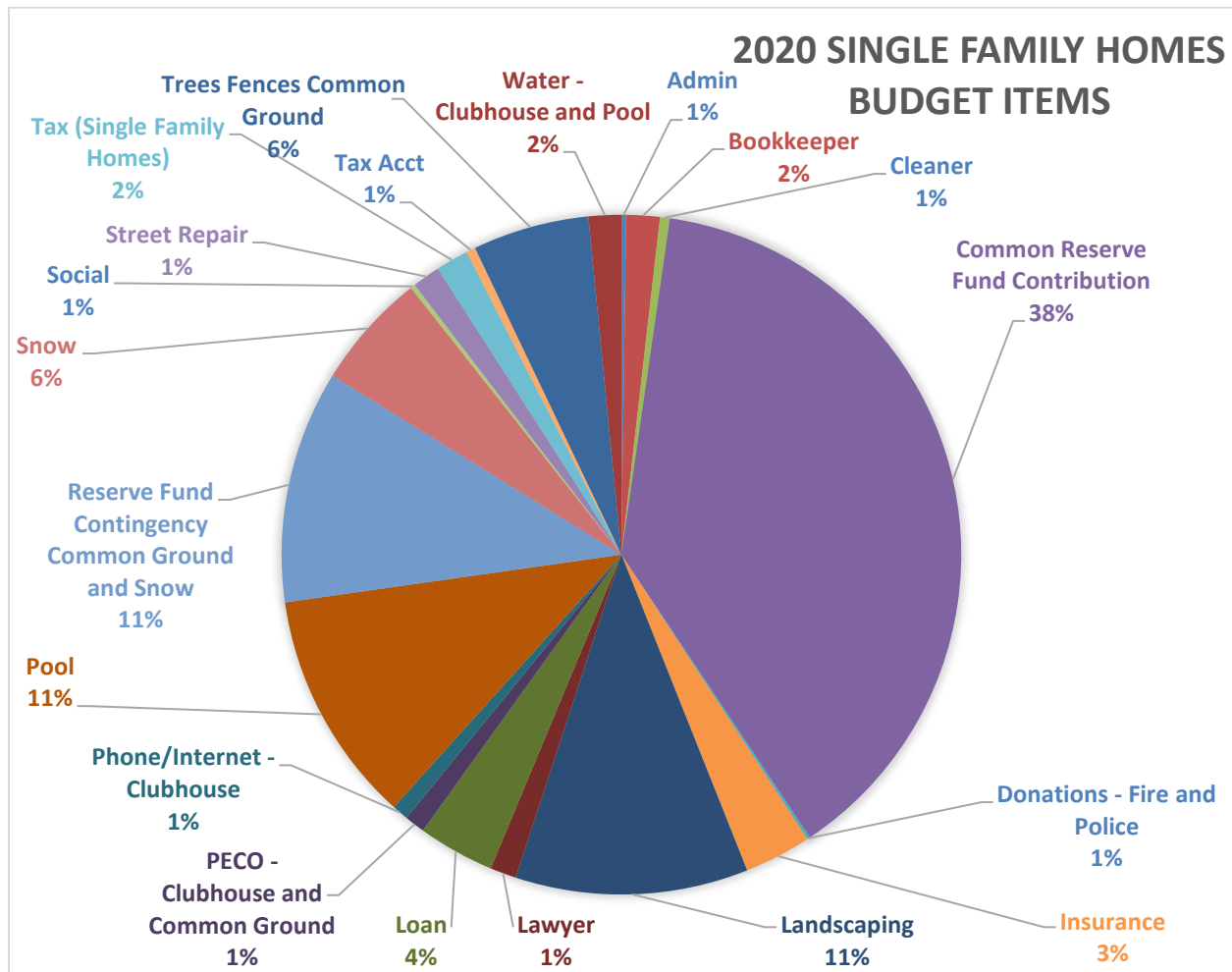
FINANCIAL REPORT: As of November 30th, 2019, Common Operational Fund balance was \$32,868.33, the Townhouse Operational Fund was \$33,799.17, Common Reserve Fund \$60,483.53, Townhouse Reserve \$4,424.56 and one CD for \$12,473.88 which matures in October 2020. The loan outstanding balance due as of 11/17/18 is \$25,174.79 with monthly payments being \$1,369.88. Maturity date of loan is 6/1/2020.

2020 BUDGET: The Board has also attached the 2020 HHA Budget for your reference. It includes a \$5/month increase (17 cents per day) to fund the Common Reserve.

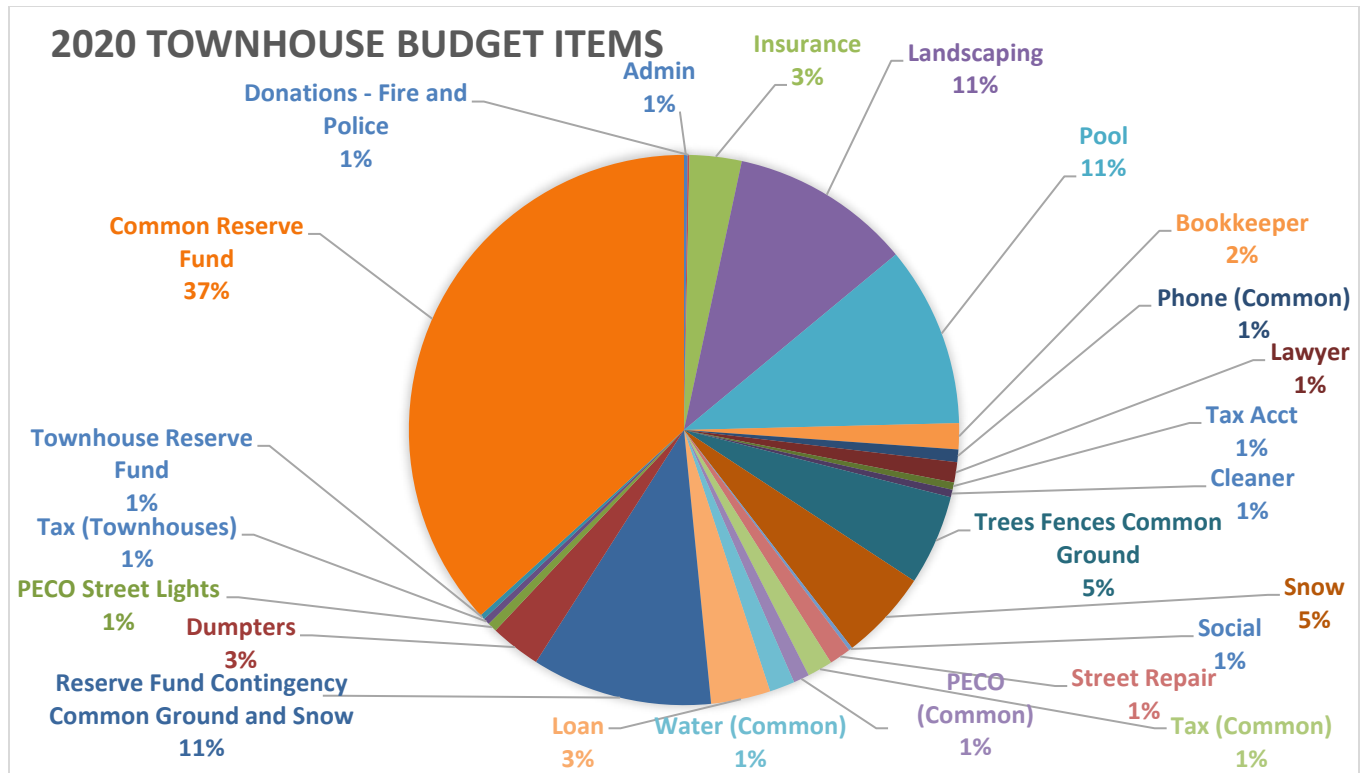
HHA 2020 Budget							
				2020	2020	Per House	Per TH
	Category			Total Budget	TH Budget	Budget	Budget
Checks/ Stamps/ Paper	Admin		E05	\$500.00		\$0.24	\$0.00
Police/ Fire/ Thank you	Donations		E14	\$300.00		\$0.15	\$0.00
Liability	Insurance		E02	\$7,200.00		\$3.51	\$0.00
Grass/ Flowers	Landscaping		E01	\$25,000.00		\$12.18	\$0.00
Maint	Pool		E07	\$25,000.00		\$12.18	\$0.00
	Professional Fees		E06				
	Book Keeper			\$3,600.00		\$1.75	\$0.00
	Lawyers/Reserve Study			\$2,800.00		\$1.36	\$0.00
	Tax Accountant			\$1,000.00		\$0.49	\$0.00
	Cleaner			\$1,050.00		\$0.51	\$0.00
Trees, Fences, Sink Holes, Storm Drains	R&M Common Ground		E12	\$12,500.00		\$6.09	\$0.00
	Snow Removal		E08	\$12,500.00		\$6.09	\$0.00
Egg hunt, Pool Party	Social Committee		E11	\$500.00		\$0.24	\$0.00
Street, storm drains	Street Expense		E13	\$3,000.00		\$1.46	\$0.00
	Taxes (houses)		E04	\$3,500.00		\$1.70	\$0.00
	Taxes (townhouses)		T03		\$900	\$0.00	\$2.27
	Telephone/ Internet		E15	\$1,750.00		\$0.85	\$0.00

	Trash/ Dumpsters		T05			\$7,000	\$0.00	\$17.68
Aqua	Utilities - Water		E03	\$3,500.00			\$1.71	\$0.00
PECO Common	Utilities - Electric		E03	\$2,200.00			\$1.07	\$0.00
PECO Townhouses	Utilities - Electric TH		T03		\$1,300		\$0.00	\$3.28
Bank Loan (\$100,000)	Bank Loan			\$8,230.00			\$4.01	\$0.00
Reserve Fund Contingency Common Ground and Snow				\$25,000.00			\$12.18	\$0.00
Reserve Fund Contribution (Common)				\$86,590.00			\$42.20	\$0.00
Reserve Fund Contribution (Townhouses)					\$700		\$0.00	\$1.77
Total Projected Expenses:				\$225,720.00	\$9,900.00		\$110.00	\$25.00
2019 Budget		\$235,620						
2018 Projected income		\$235,620						
2018 Single Dues (138)		\$110.00	138	\$182,160.00				
2018 TH Dues (33)		\$135.00	33	\$53,460.00				
Common Reserve Account		\$60,483.53						
Townhouse Reserve Account		\$4,424.56						
Certificate of Deposit (DNB)		\$12,473.88						
Monthly Bank Loan - DNB Matures 6/1/2020		\$1,369.88/mo			\$8,219.23/6mo			

Single Family Home Budget Chart



Townhouse Budget Chart



HHA 2019 Completed Capital Projects

- Pool repairs and tile/coping replacement @ \$33,967.50
- Pave Cambridge CT @ \$38,322.50
- Clubhouse – repair subfloor and replace flooring @ \$8,945
- Clubhouse – replace sliding doors @ \$10,300

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 end 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 they do for our community – and in the spirit of giving this holiday season – the Hedgerow Homeowners Association is making a donation of \$150 to the East Brandywine Fire Department. The East Brandywine Police Station will be getting a lunchmeat tray prior to start the New Year – compliments of the HHA community, too.

JANUARY HHA BOARD MEETING: All HHA Board meetings are OPEN to the entire neighborhood. **Join us at the Clubhouse on Wednesday, January 8th, 2020 at 7:15 pm.**

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

