

Hedge Clippings



200 Hedgerow Drive

Downingtown, PA 19335

www.hhaonline.com • 610-873-1193

Happy Fall Culbertson Run!!

Successful Pool Season:

Thank you to everyone who took the time to visit the pool this summer! Although the first several weeks were challenging with staffing issues, we had awesome residents who stepped in and worked long summer hours at the pool. Thank you, Lifeguards- Peyton, Grace, and Ashley, for being awesomely consistent and keeping our little ones safe in the pool area! We are already looking forward to a great pool season ahead in 2022.

Happy Halloween:

We hope you and your families enjoy a safe and happy Halloween season. Neighborhood Trick or Treat is scheduled for Sunday, October 31 from 6pm to 8pm. Culbertson Run is known in East Brandywine as an AWESOME Trick or Treating Neighborhood!

On the 31st, please drive slowly and carefully through the neighborhood, as many families will be out and about well into the evening.

If you are not comfortable participating in Halloween this year, we understand! Please leave your front door closed, and your light off so those participating know to move on to the next home.

We are looking forward to a great Halloween!

Fall Leaf Pick Up

The following is a schedule of Fall Leaf Pick up for East Brandywine Township. For more details, please view their website:

<https://www.ebrandywine.org/243/Trash-Recycling-Chipping-Yard-Waste>

Leaf Pick Up - October 25 - October 29

Bagged Yard Waste - October 30, All Day

Leaf Pick Up - November 8-12

Leaf Pick Up - November 29 - December 3

Exterior Maintenance

With the change in seasons, we know lots of homeowners are cleaning out their homes and yards. This can often lead to a surplus of items on driveways and front porches. In an effort to keep our neighborhood clean and neat, we are asking for those with trash, cardboard, old bikes, broken down cars and other unsightly items to please remove them from your property before it will result in an exterior maintenance fine. If there are items that you do not have room for, but would like to keep, we have several storage unit options for you to consider. The information is as follows:

Please note that storage is a prime commodity right now, so no one can guarantee space or price because of how much it changes day to day, and how units are available on a first come, first serve basis. All vary in what they offer, but all have security systems in place, are local, and happy to be of help to our community members.

We have a group of volunteers who are available to assist with improving your home's exterior - planting flowers or cleaning up an outdoor area - please contact the HOA Board and we will put you in touch with them.

Also - look for an outreach flyer from this group of volunteers, arriving in your mailbox soon!

***Extra Space Storage:** 99 North Caln Rd., Coatesville, (484) 450-8420, Jason-Manager. Current (not guaranteed) rate for a 10 x 15' unit is \$237. Also has RV/parking storage. Climate Controlled.

<https://www.extraspace.com/storage/facilities/us/pennsylvania/coatesville/1000001320/>

***A Storage Haven-** 145 South Lloyd Avenue, Downingtown, (610) 873-1777. Current (not guaranteed) rate for a 10 x 15' unit is \$174. Also has RV/parking storage.

***Wagontown Self Storage-** 401 West Kings Highway, P.O. Box 153, Wagontown, (610) 384-1077, Current (not guaranteed) rate for a 10 x 15' unit is \$149. Also has RV/parking storage. <https://www.wagontownselfstorage.com/>

Residents Concerned with AQUA PA Rates

On September 8, a handful of Culbertson Run Residents joined the HOA open meeting to discuss concerns with the rising rates of AQUA specifically compared to other homeowners in Chester County. If other homeowners would like to reach out to Chapel Ct. resident, Mary Kay Owen directly for more information on her committee's findings and how you too can support the efforts to approach AQUA corporately, please reach out to her directly. Mary Kay Owen - owenmk@verizon.net

United Way 2.2.1

Throughout the Pandemic, the financial crisis has hit many families. The United Way is here to help. They are equipt with resources, financial help, and other emergency assistance. For more information about local resources, please visit their website <https://www.211.org/about-us/your-local-211>

Financial Report as of August 31, 2021:

Common Op - \$39,185.16

Townhouse - \$42,962.38

Comm Res - \$168,554.52

Town Res - \$3,838.63

Message from the HOA Board

Hi Neighbors, we would like to share a few HOA updates that may be of interest.

First of all, we are introducing an electronic payment option for your HOA dues. If the monthly dues are literally the only check you write, starting in 2022 you'll be able to pay via the ZEGO online payment service. It does include a service charge for the convenience, which goes to the payment provider. We will provide more information by the end of the year.

Related to payments, the only way our neighborhood can operate properly, is if everyone pays the required amount on time. If dues are not paid on time, there will be an associated late fee. In addition - delinquent dues of 3 months or greater, can include assessments of administration fees, liens, and pursuit of delinquent dues via small claims court or other methods of collection, or legal pursuits. More information will be forthcoming in January 2022.

Next up - we are improving our HOA's ability to enforce bylaws and assess fines for violations. The HOA will be focused on the following items:

- No dumping weeds/grass/yard waste on common ground
- Yard and exterior must be maintained in good order, condition and repair
Anything unsightly including abandoned cars will need to be addressed by the homeowner
- Specific to townhouses - trash may not be left on the front porch, and townhouse parking violations will be enforced
- Dogs on common ground must be on a physical leash, attached to the dog and held onto by the dog walker

Violations of any of those items will have an associated fine. Look for more information in December and into the New Year.

If you've read this far - Thank You! Let's move on to the fun stuff...

Road Paving! Last year (2020), the township completed the long-awaiting Hawthorne Drive project and we ended up with a nicely paved road connecting our cul-de-sacs and stormwater improvements along and underneath it. This year (2021), the HOA resurfaced Chatham CT. That project came in well under budget, so the HOA also performed repairs on three streets to prolong their life until they are later resurfaced. If you would like to know the planned schedule for road paving, please review it on our website: <https://hhaonline.com> under the Reserve Study section. Next year (2022),

Wyndham CT will be resurfaced and have any drainage issues addressed. Canterbury CT will be up next in 2023, for its resurfacing. Again, the subsequent plans are on our website.

Slightly more fun than road paving - **the playground!** We've had a small piece of playground equipment for toddlers since 2014. It is long overdue for an upgrade. We are planning to install a new piece of playground equipment for children under 10, in the Spring of 2022!

The recreation area next to the playground will also get an overhaul. We plan to re-surface the tennis and basketball courts. The basketball court will likely be shifted over to what was previously the hockey court. And then the basketball court area itself will be re-purposed, as its asphalt surface may be beyond repair.

Additionally, we wanted to give a big shout-out **thank you**, to the diligence of our volunteer landscaper, Lisa Q! You'll see rain gardens take shape in front of the tennis courts - the winterberry bushes already look great! There's also a lovely little Weeping Willow planted near the basketball court. The grass area between the basketball and tennis courts is planned to undergo a meadow conversion late next year (2022).

And if we think back to the Hawthorne Drive project again - the township removed more than 60 trees along Hawthorne Drive to make way for the stormwater improvements. You can see the historic plan on our website for reference:

<https://hhaonline.com/2018/07/21/updated-hawthorne-drive-plan/>

The HOA will be starting the process of planting trees in common ground with the ultimate goal of erasing the tree deficit created by the Hawthorne Drive project.

And lastly, though not as glamorous as the other efforts, planning will continue on remediation for the swale that runs through the neighborhood - starting along 322 and running along the recreation area, continuing between Cambridge and Suffolks Courts, going under Hawthorne Drive, and concluding in the stormwater basin at the end of Canterbury Court.

If you have the time, talent, and energy to help with any of these projects - we want to hear from you. The best future for our neighborhood is sitting with you and your neighbors throughout our community. We want you to understand the process the HOA goes through for these projects, and we want you to get engaged. Not every idea or

suggestion that is brought forth will get taken up, but that's OK! At the very least, make sure your voice is heard and that you contribute to improving our neighborhood.

Thank you!

Board Member Contact Information:

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

Alex Dusewicz

HHAMemberAtLarge@hhaonline.com