

Hedge Clippings

Culbertson Run



Welcome

The Board of the Hedgerow Homeowners Association would like to start off this newsletter by sending a warm welcome to the new homeowners that have joined the community this year.

We look forward to seeing you around the neighborhood once the weather warms up in the Spring. Until then, you are welcome to join us at our monthly meetings. **Meetings are held on the 2nd Wednesday of each month at 7:15 pm at the Clubhouse.** These meetings are open to all homeowners in our neighborhood. **Join us at our next meeting on January 11th, 2023.**

We hope to see you there!

Note – There is no increase in Dues for 2023. See Page 5

Friendly Reminders

We strive to live in a community in which we are all neighborly to one another. Being respectful of one another and each other's property is an integral part of achieving this goal. Please be mindful of the following friendly reminders.

1. **Townhouse dumpsters** – The townhouse dumpsters **are for use by townhouse residents only for regular household trash**. If you are a townhouse resident with an abundance of household trash, please keep in mind the pick-up schedule. **The current schedule for trash pick-up is Mondays and Fridays**.
2. **Dog owners** – We love that our community has beautiful open spaces for families with fur babies to walk their dogs. **We simply ask that dog owners practice the common courtesy of picking up after their dog(s)**. Also, **dogs must be on a leash at all times when outside, unless in a fenced yard**.
3. **Home maintenance** – Please assess the exterior of your home for general maintenance needs and updates. Our homes were built in the 70's and have reached the age at which updating and replacing various parts has become necessary.
4. **Yard Maintenance** – Please make sure that your yard is free of trash & debris. We would like all homeowners to take pride in their properties & the community. Please do your part.
5. **Street Parking** - All vehicles for single-family homes must be parked in the driveway. Overflow parking is available at the Clubhouse parking lot or along Hawthorne Drive, with permission from the Township. Parking in the cul-de-sacs is a liability, as it restricts access by emergency vehicles. It also presents difficulties for delivery drivers and snow removal.

Snow Reminders

1. **Parking** - Please park your vehicle(s) in your driveway and not in the cul-de-sac to ensure the plow trucks can safely plow the entire street.
2. **Plan ahead** - If you absolutely must be on the road for work during a snow event and you do not have a capable vehicle, consider staying at or somewhere close to work. **We cannot guarantee that the streets will be clear of snow by the time you need to leave for work**.
3. **Townhouse residents** - Townhouse residents **are required to shovel and salt their own walkways**. They are also responsible for shoveling out their own vehicles. Please make sure to shovel out all of your vehicles, not just your "active" vehicle, to prevent re-freeze issues.
4. **ROCK SALT** - Rock salt is effective, but can also be damaging. Rock salt is toxic to plants when it gets into the soil, can eat paint off cars, and causes damage to concrete surfaces.

Easy tips for preventing SALT DAMAGE:

1. **Shovel more, salt less:** Once you've cleared ice and snow from a surface, the sun can do the rest (temperatures permitting). Also, if you remove the snow before it turns to ice, it helps to limit the amount of ice that is formed and, subsequently, the need for salting.
2. **Salt sparingly:** No need to "blanket" the driveway. Look for spots that often pool with water and freeze. Apply salt to those areas and see if that is enough to create a safe path.
3. **Use a salt alternative:** Many "de-icers" are just as toxic as salt; however, **CALCIUM MAGNESIUM ACETATE** is the most environmentally safe product to remove ice. It won't corrode concrete or cause significant harm to plant life.

Pool Project

The pool project is underway and expected to be completed in time to open Memorial Day weekend, 2023. Maverick Concrete has excavated the concrete around the entire circumference of the pool.

Excavation revealed four related legacy problems:

1. The subsurface was not uniform.
2. Likewise, the concrete was not the same thickness throughout.
3. Water was not directed away from the pool.
4. Water channeled throughout the subsurface.

Maverick Concrete is remediating all those issues. For example, they brought in a very fine rock powder to tamp into the channels. They are also excavating additional earth around the original concrete footprint to ensure that the repaired subsurface and new concrete will properly drain away from the pool.

Following the excavation, Aquathority began performing all the pool related repairs. The pool has been drained and the tile and coping removed. The plumbing has been repaired and skimmers/returns reinstalled. The pool perimeter has been cut to level and the bond beam has been repaired where needed. The tile and coping have also been reinstalled. Aquathority still needs to inject pressure grout under pool and perform crack repair on the pool surface. Once all the repairs to the pool itself are completed, Maverick Concrete will return in the Spring to pour the concrete decking. The scope of work for the concrete decking may change between now and when the concrete is poured. This topic will be discussed in the next few open meetings. In the meantime, we will be having a land berm installed along the top of the hill, just outside the pool fencing, to prevent excess runoff from the tennis/pickleball courts from running down the hill and into the pool area. We will also have an engineering review done to ensure the drainage in the pool area is adequate.

200 Hedgerow Drive, Downingtown, PA 19335, hhaonline.com, (610) 873-1193

Entrance Signage

The entrance signage is due to be replaced in 2023, per the Reserve Study. As the signs can be seen from Horseshoe Pike and are the first impression of our neighborhood, we would like to get your input in deciding on a new design.

We are thinking about dropping the name of the Homeowners Association, "Hedgerow", from the new signage and just having the name of the neighborhood, "Culbertson Run". More to come on this in our next newsletter, expected to be published by the end of the first quarter of 2023. In the meantime, please feel free to submit any design ideas.

Community Involvement



In addition to soliciting community involvement for the entrance signage, we would like to have more involvement and interaction with our neighbors in general. We would like to, once again, begin organizing community events and rekindle the community sentiment. We will be looking for members of various committees starting in January. Keep an eye out for committee needs in our next newsletter.

Special Thanks

We would like to extend our most sincere appreciation to Lisa Q. for her hard work in maintaining the flowers at each of the front entrances, those by the Clubhouse, and the large planters in the pool area each year. Lisa is also responsible for planting the Winterberry bushes that line the front of the tennis/pickleball courts, the Weeping Willow tree near the main entrance, and the wildflower meadow that is currently in the works.

Lisa has generously donated her time and talent to make our high-visibility common areas more beautiful. Lisa volunteers her time each season, rain or shine. She researches the most affordable, but attractive plants and shrubs, and single-handedly works to maintain and elevate the aesthetics throughout our community. We appreciate you, Lisa! Thanks for all you do.

East Brandywine Police & Fire Department

In appreciation for all they do for our community, and in the spirit of giving this holiday season, the Hedgerow Homeowners Association will be donating to each of these organizations. The East Brandywine Fire Department will receive a donation in the amount of \$200.00. The East Brandywine Police Department will receive a lunchmeat tray between Christmas and New Year's, compliments of the HHA community.

2022 Accomplishments

1. Completion of the Wyndham Court paving and line striping project, including additional aesthetic and functional improvements.
2. Relining of the tennis courts and the addition of lining for pickleball, including new nets and equipment.
3. The old hockey court was repurposed as our new basketball court, including court lining and new basketball hoops.
4. The old basketball court was removed, and preparations made for a wildflower meadow.
5. An electronic payment option was added for payment of HOA dues.

2023 Dues

Everyone will be happy to hear that there will be **NO INCREASES in the HOA dues in 2023**. Though the Association is not immune to inflation, proper planning, negotiations, and vendor relationships allowed us to absorb increases in expenses without increasing association income.

Single Family Homes – 12 months @ \$105/month = \$1,260

Townhouses – 12 months @ \$135/month = \$1,620

Please see the attached financial report and 2023 budget for more information on the Association's financial position.

Ways to Pay

The HOA dues are due on the 1st of each month and are considered late after the 8th. Dues may be paid monthly or may be prepaid at any time. There is no discount for prepayments. Dues are payable by check, money order, bank account ACH, debit card, or credit card.

Checks or money orders should be made payable to Hedgerow Homeowners Association and may be dropped off in the mail slot at the Clubhouse or mailed to:

200 Hedgerow Drive
Downingtown, PA 19335

If paying by bank account ACH, debit card, or credit card:

Zego fees have increased as of November 30th, 2022.

- **Bank Account ACH**
 - Fee increased from \$2.95 to **\$3.17 per transaction**
- **Debit Card**
 - Fee increased from \$5.95 to **\$6.40 per transaction**
- **Credit Card**
 - Fees increased from \$2.95 + 3.50% + rounded up to the next \$0.95 increment per transaction to **\$3.17 + 3.76% + rounded up to the next \$0.95 increment per transaction**

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Homeowner Grievances

The procedure and reporting form for homeowner grievances can be found on the HHA website. These forms may be used as supporting documentation for violations, should legal action become necessary.

Exterior Changes

Our goal is to improve the appearance of the neighborhood to a certain standard and then maintain that standard. Any update, alteration, addition, change made to the exterior of your home and/or property must first be approved by the Board. Exterior changes are also referred to as architectural variances. The AVR (Architectural Variance Request) form is available on the HHA website.

HHA Website

Please check the HHA (Hedgerow Homeowners Association) website at hhaonline.com for copies of the Declaration, Bylaws, Newsletter, AVR form, procedure for filing Homeowner Grievances, and other useful information and resources pertaining to our community.

Board Member Contact Information

Alex Dusewicz

President

HHAPresident@hhaonline.com

Upendra Tyagi

Vice President

HHAVP@hhaonline.com

Mike Mize

Treasurer

HHATreasurer@hhaonline.com

Colleen O'Connor

Secretary

HHASecretary@hhaonline.com

VACANT

Member at Large

This is currently a vacant position, which the Board hopes to fill at the next election.

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FINANCIAL REPORT: As of November 30, 2022, Common Operational Fund balance was \$125,503.49, the Townhouse Operational Fund was \$31,164.64, Common Reserve Fund \$133,805.27, Townhouse Reserve \$5,436.

2023 BUDGET: The Board has also attached the 2023 HHA Budget for your reference.

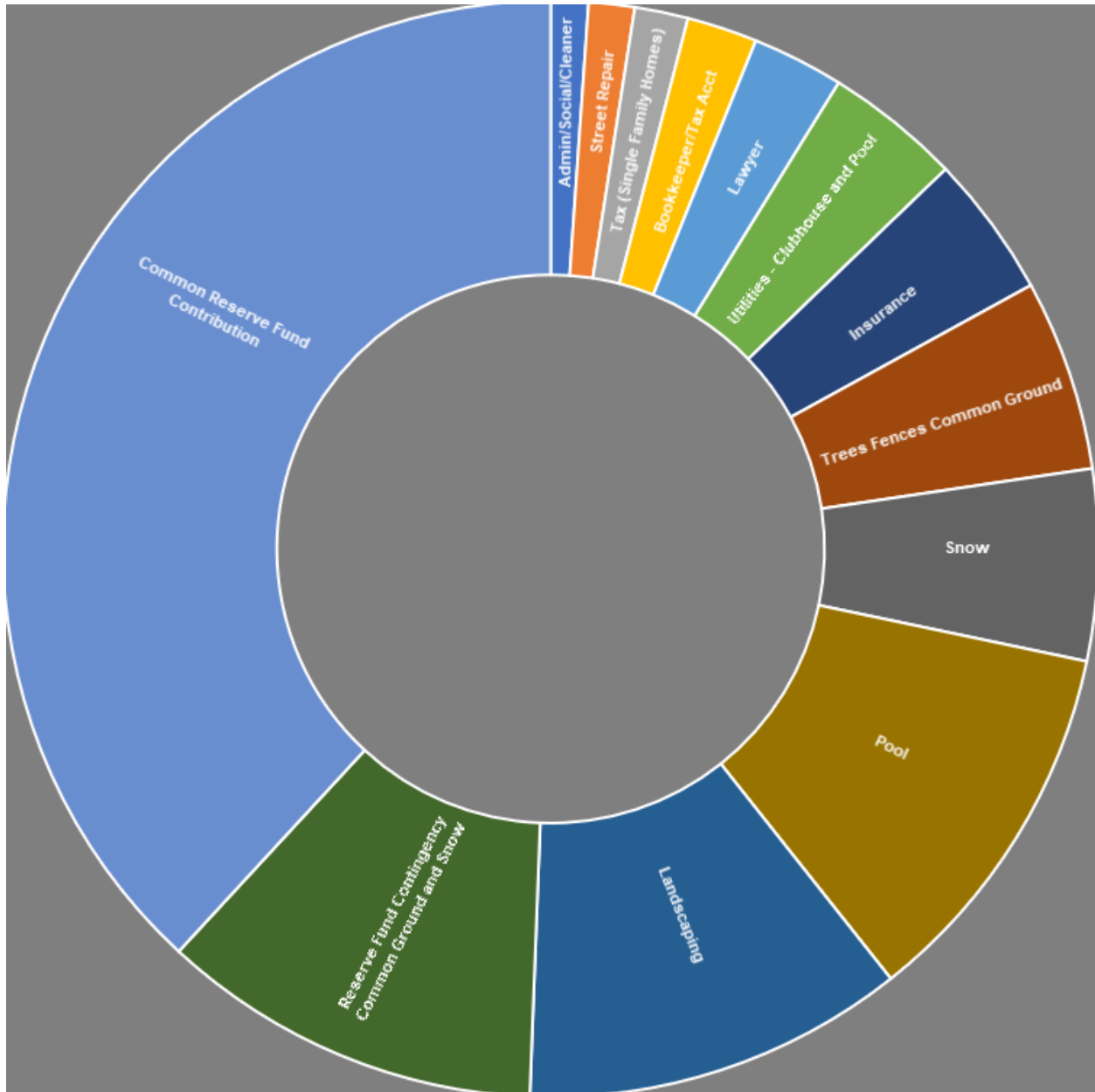
HHA 2023 Budget							
						Per House	Per TH
	Category			Total Budget	TH Budget	Budget	Budget
Checks/ Stamps/ Paper	Admin		E05	\$500.00		\$0.24	\$0.00
Police/ Fire/ Thank you	Donations		E14	\$400.00		\$0.19	\$0.00
Liability	Insurance		E02	\$9,300.00		\$4.40	\$0.00
Grass/ Flowers	Landscaping		E01	\$25,000.00		\$11.84	\$0.00
Maint	Pool		E07	\$24,500.00		\$11.60	\$0.00
	Professional Fees		E06				
	Book Keeper			\$3,600.00		\$1.70	\$0.00
	Lawyers/Reserve Study			\$6,000.00		\$2.84	\$0.00
	Tax Accountant			\$1,000.00		\$0.47	\$0.00
	Cleaner			\$1,050.00		\$0.50	\$0.00
Trees, Fences, Sink Holes, Storm Drains	R&M Common Ground		E12	\$12,500.00		\$5.92	\$0.00
	Snow Removal		E08	\$12,500.00		\$5.92	\$0.00
Egg hunt, Pool Party	Social Committee		E11	\$500.00		\$0.24	\$0.00
Street, storm drains	Street Expense		E13	\$3,000.00		\$1.42	\$0.00
	Taxes (houses)		E04	\$3,500.00		\$1.66	\$0.00
	Taxes (townhouses)		T03		\$900.00	\$0.00	\$2.27
	Telephone/ Internet		E15	\$1,380.00		\$0.65	\$0.00
	Trash/ Dumpsters		T05		\$7,760.00	\$0.00	\$19.60
Aqua Pool/Clubhse	Utilities - Water		E03	\$4,500.00		\$2.13	\$0.00

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PECO Common	Utilities - Electric		E03	\$3,000.00		\$1.42	\$0.00
PECO Townhouses	Utilities - Electric TH		T03		\$800.00	\$0.00	\$2.02
Reserve Fund Contingency Common Ground and Snow				\$25,000.00		\$11.84	\$0.00
Reserve Fund Contribution (Common)				\$84,530.00		\$40.02	\$0.00
Reserve Fund Contribution (Townhouses)					\$2,420.00	\$0.00	\$6.11
Total Projected Expenses:				\$233,640.00	\$11,880.00	\$105.00	\$30.00
Budget		\$233,640					
Projected income		\$233,640					
Single Dues (138)		\$105.00	143	\$180,180.00			
TH Dues (33)		\$135.00	33	\$53,460.00			
Common Reserve Account		\$ 133,805.27					
Townhouse Reserve Account		\$ 5,436.15					

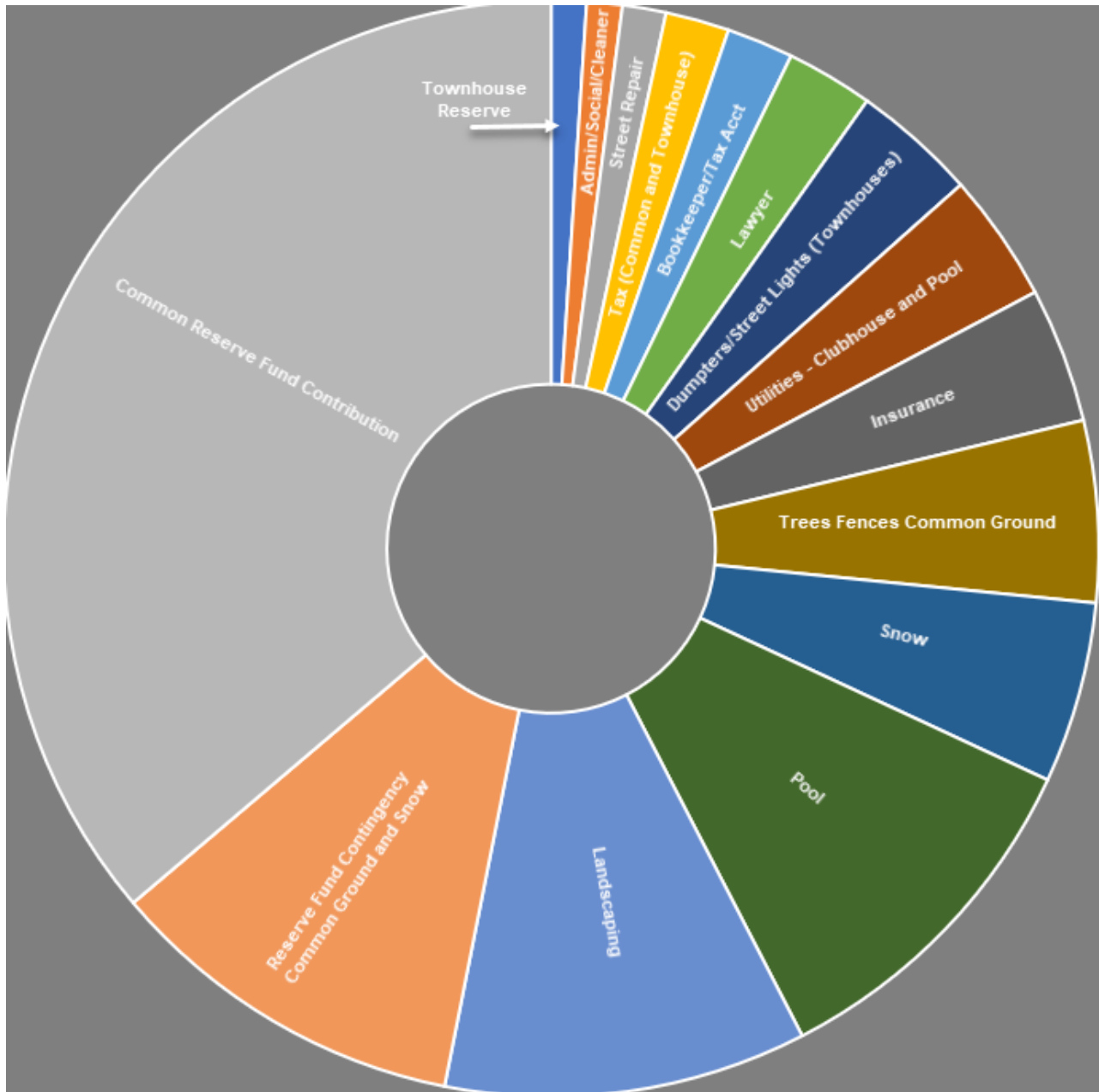
Single Family Home Budget Chart

2023 Single Family Homes Dues – Item Breakdown



Townhouse Budget Chart

2023 Townhouse Dues – Item Breakdown



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