

# Hedge Clippings

## *Culbertson Run*

### Contacts

Alex Dusewicz, President

[HHAPresident@hhaonline.com](mailto:HHAPresident@hhaonline.com)

Upendra Tyagi, Vice President

[HHAVP@hhaonline.com](mailto:HHAVP@hhaonline.com)

Mike Mize, Treasurer

[HHATreasurer@hhaonline.com](mailto:HHATreasurer@hhaonline.com)

Hank Bienkowski, Secretary

[HHASecretary@hhaonline.com](mailto:HHASecretary@hhaonline.com)

All Board Members

[HHABoard@hhaonline.com](mailto:HHABoard@hhaonline.com)

Table of Contents	
Contacts	1
Welcome	1
2024 Dues Increase	1
New HHA Volunteers	2
Treasurer Update	2
Homeowner Grievances	2
Exterior Changes	2
HHA Website	3
Storm Drains	3
Snow Reminders	3
2024 Budget	4

### Welcome

The Board of the Hedgerow Homeowners Association (HHA) encourages everyone to attend our monthly meetings. These meetings are open to all homeowners in our neighborhood. We encourage input on how to continue to improve our community. **Meetings are held on the 2<sup>nd</sup> Wednesday of each month at 7:15 pm at the Clubhouse. Please join us at our next meeting on December 13<sup>th</sup>, 2023.** Consider joining our Board as the At-Large Member. Contact our Board President for details.

### 2024 Dues Increase

During the October 2024 HHA Open Board meeting, the Board approved a 2024 Budget which increased the monthly homeowner-association (HOA) fees as follows: an increase of \$11.00 per month for Single-Family Houses and an increase of \$14.00 per month for Townhouses. In summary, **the 2024 dues are:**

**Single Family Homes – 12 months @ \$116/month = \$1,392**

**Townhouses – 12 months @ \$149/month = \$1,788**

A copy of the 2024 budget is provided at the end of this newsletter. The primary reason for the increase in monthly fees was to pay for contracting a HOA management company. The Board is in the process of soliciting management proposals and anticipates that a management company will be selected in the first quarter of 2024.

## New HHA Volunteers

The Board would like to thank all residents who joined us prior to the October 2023 Open HHA Board meeting to discuss potential volunteer opportunities. A review of the six residents that expressed interest in volunteering at that event indicates that we now have sufficient volunteers for the nominating committee and the clubhouse coordinator. We also have identified additional volunteers to help out with recreation and landscaping as well as additional Block Captains and potential members of the architectural or rules committee. We do, however, still need additional volunteers to serve on the rules, architectural and events committees and to act as Block Captains for the following nine Courts: Brookfield, Cambridge, Chatham, Essex, Highland, Lambeth, Somerset, Windemere & Wyndham.

## Treasurer Update

**The HOA dues are due on the 1<sup>st</sup> of each month and are considered late after the 8<sup>th</sup>.** Dues may be paid monthly or may be prepaid at any time. There is no discount for prepayments. The monthly late-payment fee is \$5.00. 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, please refer to the website for the **Zego fees**, which have not increased since November 30<sup>th</sup>, 2022.

### **HHA Bank Account Balances**

Balances as of November 30, 2023

- Common Operational: \$28,519.34
- Townhouse Operational: \$50,098.26
- Common Reserve: \$158,148.08
- Townhouse Reserve: \$8,132.84

## 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

200 Hedgerow Drive, Downingtown, PA 19335, [hhaonline.com](http://hhaonline.com), (610) 873-1193

## *Hedge Clippings - November 2023*

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](http://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.

### Storm Drains

In addition to Autumn leaves, snow can collect and block the storm drains that divert stormwater from our streets and yards into the Culbertson Run Pond. Please check the storm drains near you and, if warranted, remove any leaves or snow that may be blocking water entry. With your assistance we will all stay dry.

### 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. **Salting** - 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. Consider using **CALCIUM MAGNESIUM ACETATE**. It is an environmentally safe product to remove ice. It won't corrode concrete or cause significant harm to plant life. Remember salt is most effective when applied after shoveling.

## Hedge Clippings - November 2023

### 2024 Budget

Category	2024	House/Month
Admin	\$2,000	\$0.95
Donations - Fire and Police	\$600	\$0.28
Insurance	\$10,000	\$4.73
Landscaping	\$27,500	\$13.02
Pool	\$30,000	\$14.20
MGMT - Single Family Homes	\$22,308	\$13.00
MGMT Company - Townhouses	\$6,336	\$16.00
Lawyer	\$5,000	\$2.37
Tax Acct	\$1,000	\$0.47
Cleaner	\$1,050	\$0.50
Trees Fences Common Ground	\$12,500	\$5.92
Snow	\$12,500	\$5.92
Social	\$500	\$0.24
Street Repair	\$3,000	\$1.42
Tax (Common Grounds)	\$3,500	\$1.66
Tax (Townhouses)	\$900	\$2.27
Phone/Internet - Clubhouse	\$1,380	\$0.65
Dumpsters (Townhouses)	\$8,500	\$21.46
PECO Street Lights (Townhouses)	\$800	\$2.02
PECO (Clubhouse and Common Ground)	\$3,000	\$1.42
Water - Clubhouse and Pool	\$3,500	\$1.66
Reserve Fund Contingency	\$15,976	\$7.56
Reserve Fund Contribution	\$84,530	\$40.02
Reserve Fund Contribution Townhouses	\$1,680	\$4.24
Total Expense	\$258,060	
Income	\$258,060	

Note: MGMT – The anticipated cost of a Homeowners Association management company.