

June 2026

Hedge Clippings

Culbertson Run



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, and we welcome your input on how to continue to improve our community.

Meetings are held on the **2nd Wednesday of each month at 7:30 pm at the Clubhouse**. Please join us at our next meeting on **June 10th, 2026**.

2026 HHA Election

Please return your election ballot by **7:00PM on June 9th**. Results will be presented at the June 10th HOA meeting at 7:30PM at the clubhouse.

Treasurer Update

The HOA dues are due on the 1st of each month and are considered late after the 8th. Dues may be paid monthly or prepaid at any time (please note there is no discount for prepayments). The monthly late-payment fee is \$5.00.

2026 Monthly Dues Structure:

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

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

Payment Options:

- **By Mail or Drop-off:** Checks or money orders should be made payable to **Hedgerow Homeowners Association**. They can be dropped off in the mail slot at the Clubhouse or mailed to:
Hedgerow Homeowners Association
200 Hedgerow Drive
Downingtown, PA 19335
- **Online Payments:** Payments can be made via the Trident portal at tridentpm.managebuilding.com. If you do not have your portal login set up yet, please contact Trident with your name and address to request a portal ID at hha@tridentpropmgt.com.

Important Notice: Zego online payments have been discontinued. Please stop using Zego immediately.

Pool Season Has Arrived!

Pool passes were distributed to homeowners who were up-to-date on dues. Please review the pool rules and be familiar with them. Residents with unpaid dues may not use the pool, even as a guest of another resident. Pool access will be suspended for any resident whose HOA dues become delinquent after Memorial Day weekend, until the account is brought current.

If the pool will open late, close early, or be closed the Board will update the hhaonline.com website as soon as possible to alert residents.

**HEDGEROW HOMEOWNERS ASSOCIATION
POOL HOURS & SCHEDULE**

HOURS OF OPERATION

Daily Hours: 12:00 PM Noon to 7:30 PM

CLOSED FOR LIFEGUARD DINNER BREAK: 4:30 PM to 5:00 PM

SUMMER 2026 SCHEDULE

- **PRE-SEASON (WEEKENDS ONLY)**
May 23-25, May 30-31, June 6-7, and June 13-14
- **FULL SUMMER SEASON**
OPEN DAILY, June 20 - August 23
- **POST-SEASON (WEEKENDS ONLY)**
August 29-30
- **CLOSING WEEKEND**
LABOR DAY WEEKEND, September 5-7

Brookfield Court & Chapel Court Paving Project

The HOA Board is pleased to announce that JENA Asphalt Solutions Inc. has been awarded the bid for the repair and resurfacing of Brookfield and Chapel Courts. This project is a vital part of our ongoing commitment to maintaining the community's infrastructure. This important project will begin the week of **Monday, June 22, 2026**.

Work will commence daily at **7:30 AM**.

We understand that this project will cause some temporary inconvenience, and we appreciate your cooperation and patience as we work to improve our community's infrastructure. Please plan accordingly for vehicle relocation and road closures.

If you have any urgent questions during the project, please contact Trident Property Management at hha@tridentpropmgt.com

Reminder for Dog Owners

Dogs must be on a leash (not to exceed 16 feet) secured by the owner. It is a Pennsylvania State Law that your dog **MUST** be leashed in public places. They cannot run off-leash on common ground including in the tennis courts and gaga-ball pit. Pet waste must be picked up. Remember to get your Pennsylvania dog tag!

Did you know, East Brandywine Township code allows for up to 4 dogs or 6 cats, no more than 10 total household pets (including hamsters and birds) in one residence.

Where Can I Find Information?

HHA Website:

The HOA Board maintains a web site which contains HOA information. hhaonline.com Draft versions of meeting agendas will be posted prior to HOA meetings, HOA meeting minutes will be posted after they are approved (normally a month delay). Subscribe to hhaonline.com so that you receive notifications when they are pushed out via email.

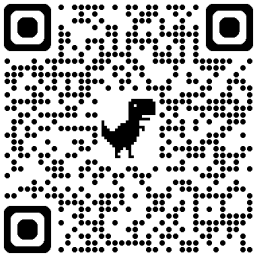
Trident Property Management Portal: <https://tridentpm.managebuilding.com/>

The Architecture Variance Request (AVR) form as well as Grievance forms are available on the Trident Property Management portal.

Need to Set Up a Portal ID? If you have not yet registered for the Trident portal, please contact the management team to request access. You will need to provide your full name and property address. Email: hha@tridentpropmgt.com

FaceBook:

There is a “Friends of Culbertson Run” FaceBook page which is not run by the HOA Board and though it contains neighborhood information, the official site for information is hhaonline.com. The FaceBook group is a way to reach out to neighbors when seeking assistance or have something to share with neighbors. If you have not already joined, please consider it if you are a FaceBook user.



Use the above QR code to get to the FaceBook group.

No Soliciting Community

Culbertson Run is now a no soliciting community! No soliciting signs have been posted at both entrances to our community as well as part way through. The Board utilized the existing speed limit signs to post the new no soliciting signs. If a solicitor comes to your door - be friendly, ask to see their East Brandywine Township permit, and kindly inform them of the no soliciting signs. This does not prohibit youth groups, school groups, scouts, etc from going door to door. Please keep selling cookies, popcorn, etc.!

Safety Reminders: Bikes & Scooters

A quick reminder to all drivers: **The posted speed limit on Hawthorne Drive is 25 MPH, and the limit on all individual courts is 15 MPH.** Please stay alert for pedestrians, children playing, and pets. Slow down!










Parents, please remind your children to safely obey traffic laws when riding bikes, scooters, e-bikes, or e-scooters:

- Helmets are legally required for anyone under 12 years of age.
- Do not ride more than 2 abreast.
- Look both ways at intersections and wait for traffic to pass before entering Hawthorne Drive.
- Cyclists must ride as far to the right as practicable, except when passing, preparing for a left turn, or avoiding hazards.
- Provide your children guidance on where to leave their bikes or scooters while playing at neighbors or on common ground. The bikes and scooters should not be left on the road.

Local Ordinance Reminders: Electric scooters are prohibited on township-owned property, including parks and trails. According to Ordinance §241-1, they are classified as All-Terrain Vehicles (ATVs), and all applicable ATV restrictions apply.

Furthermore, Ordinance §300-17 ("Trails") defines electric scooters as motorized vehicles, which are not permitted on township trail systems.

 PA MICROMOBILITY FACT SHEET												
DESCRIPTION	MIN AGE	LICENSE	REGISTRATION	INSURANCE	HELMET	PASSENGER	LIGHTS	MAX CAPABLE SPEED	RIDE ON SIDEWALK	RIDE ON BIKE LANE	POSSIBLE DUI	PA VEHICLE CODE
 ELECTRIC SCOOTER	-	-	-	-	-	-	-	-	-	-	Yes	§ 102
Can operate only on private property. Electric scooters, like electric skateboards and electric unicycles, cannot be legally operated on public roadways.												
 MOTORIZED PEDALCYCLE	16	C	Yes	Yes	Yes, under 21	Yes	Yes	25	No	No	Yes	§ 102, § 3523(e), § 1714
Has operable pedals. Design speed of no more than 25 mph. Gas - motor rated 1.5 brake horsepower or less, has an automatic transmission. Electric - powered by an electric battery.												
 MOTOR SCOOTER	16	Class M/Class if >50 cc, Class C if <50cc	Yes	Yes	Yes, under 21	Yes	Yes	Up to 5 brake horsepower	No	No	Yes	§ 102, § 3525
Is a motor-driven cycle. Motor shall not exceed five brake horsepower.												
 SEGWAY	-	No	No	No	Yes, under 12	No	Yes	-	Yes	No	Yes	§ 102, § 3581-3583, § 3703 (c)
Is an electric personal assistive mobility device. An electric, self-balancing, two-nontandem-wheeled device. Lighting must be used when operating between sunset and sunrise. A Segway is allowed on sidewalks unless a municipality prohibits it.												
 E-BIKE	16	No	No	No	No	Yes	Yes	20	Yes, not in business district	Yes	Yes	§ 102, § 3514
Is a pedalcycle with electric assist. Weighs less than 100 pounds. Motor not more than 750 watts. Has operable pedals. Not capable going faster than 20 mph on a level surface when powered by the motor source only. Lighting must be used when operating between sunset and sunrise.												
 BICYCLE	-	No	No	No	Yes, under 12	Yes	Yes	-	Yes, not in business district	Yes	Yes	§ 102, § 3501 et seq., § 3802, § 1547
Is a pedalcycle. Is moved solely by human-powered pedals. Lighting must be used when operating between sunset and sunrise.												

For more information visit penndot.gov

May 2021

Reference: <https://www.facebook.com/share/p/1BY5vZKCBf/> FaceBook post from East Brandywine Police Department, July 2025.

Contacts

- Alex Dusewicz, President - HHAPresident@hhaonline.com
- Mike Mize, Treasurer - HHATreasurer@hhaonline.com
- Kim Bobik, Secretary - HHASecretary@hhaonline.com
- All Board Members - HHABoard@hhaonline.com
- Trident Property Management - hha@tridentpropmgt.com
- Clubhouse Coordinator - HHAClubhouse@hhaonline.com

Have a topic you would like to see addressed in the next newsletter? Please submit your newsletter ideas and suggestions to HHASecretary@hhaonline.com!