

FERNLEIGH FOCUS

OFFICIAL NEWSLETTER OF THE FERNLEIGH HOMEOWNERS ASSOCIATION

December 2008

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Annual Meeting

Fernleigh held their annual election meeting on December 10th at the Phoenixville Country Club. We had quite a large homeowner turnout and exceeded quorum. Three homeowners ran for the one available open seat with no nominations from the floor. Please join us in welcoming Ann Megronigle to the Fernleigh Board of Directors. Many thanks to those of you who showed the interest in running for this position. Special thanks to Pat Endy for her dedication to the community these past years of service on the Board.

Exterior Changes

You must obtain approval from the Architectural and Landscape Committee and the Board of Directors prior to initiating work which will change the current exterior appearance of your home or landscaping. This includes the addition of, or changes to patios, decks, windows, doors, driveways, walkways and the installation of major landscape features and invisible dog fences. You will be obligated to remove unapproved alterations. Please submit your requests to The Wentworth Group.

Painting Policy

Please be advised all homes will be painted beginning in the spring of 2009. The policy at Fernleigh is to paint the exterior of all homes every five years. The Board is currently working on this project and more detailed information will become available as the project nears.

Statue Guidelines for Planting Beds

In an effort to maintain community values and the consistency of the appearance of all homes throughout the community, the Board of Directors, with the assistance of the A & L committee, have compiled a list of statue and ornamental guidelines to be followed when considering your spring maintenance to your planted beds. Please take a moment to review the attached for future reference.

No Soliciting Signs

Signs have been installed at both entrances to Fernleigh. However, the police can only enforce this rule if the solicitors **do not** have a permit from the Township. This should not prevent you from contacting the police department if you are approached by a solicitor, it will only help unwanted trespassing.

Snow Removal

Unfortunately, we have already experienced winter weather conditions. Please keep the following in mind: 1) Snow is not removed unless it is 2 inches or more. 2) Cleanup does not start until the snow has stopped. 3) Road and driveways are plowed/shoveled **FIRST**. Walkways and driveways will be cleared upon completion of roadways. 4) Rubber bladed plows are used unless extreme ice conditions occur.

Winter Reminder

Please remember to winterize your outside faucets to avoid possible freezing.

Mailbox Plantings

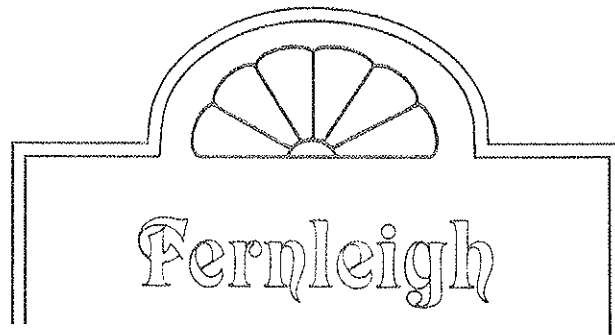
Please be reminded all homeowners are individually responsible for the upkeep AND removal of plantings installed around each mailbox. Please remember to remove or cut back the annuals you planted last spring and maintain any fall plantings you may have installed.

Should you have any questions, please contact me at (610) 650-0600, extension 1242 or E-mail dmerchant@wentworthmgt.com

C/O THE WENTWORTH GROUP
901 S. TROOPER RD PO BOX 80690
VALLEY FORGE PA 19484

THE WENTWORTH GROUP, INC
901 S TROOPER ROAD
P O BOX 80690
VALLEY FORGE, PA 19484

ACCT #	DESCRIPTION	CURRENT MO ACTUAL	CURRENT MO BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR BUDGET	TO DATE DIFFERENCE	ANNUAL BUDGET
	OPERATING INCOME							
60200	ASSOCIATION FEES	29,150.00	29,150	0.00	320,650.00	320,650	0.00	349,800
64000	LATE FEE INCOME	30.00	0	30.00	250.00	0	250.00	0
64300	NSF CHARGES	0.00	0	0.00	37.00	0	37.00	0
65100	MAINTENANCE & REPAIR INCOM	0.00	0	0.00	20,056.26	0	20,056.26	0
68000	INTEREST INCOME	1,114.65	1,236	(121.35)	12,806.90	13,596	(789.10)	14,827
	GROSS OPERATING INCOME	30,294.65	30,386	(91.35)	353,800.16	334,246	19,554.16	364,627
	OPERATING EXPENSES							
	GENERAL MAINTENANCE & REPAIR							
72000	EXTERMINATING	0.00	0	0.00	964.60	700	(264.60)	700
72350	GENERAL MAINTENANCE & REPA	596.14	4,167	3,570.86	46,957.96	45,837	(1,120.96)	50,000
	TOTAL GENERAL MAINTENANCE	596.14	4,167	3,570.86	47,922.56	46,537	(1,385.56)	50,700
	GROUNDS MAINTENANCE							
74100	LANDSCAPING MAINTENANCE	7,666.16	7,666	(0.16)	84,327.82	84,326	(1.82)	91,994
74103	DETENTION BASIN MAINTENANC	0.00	133	133.00	3,464.00	1,463	(2,001.00)	1,590
74156	TRAIL MAINTENANCE	537.00	167	(370.00)	2,142.00	1,837	(305.00)	2,000
74200	LANDSCAPING IMPROVEMENTS	2,767.00	1,500	(1,267.00)	45,548.38	16,500	(29,048.38)	18,000
74300	SNOW & ICE REMOVAL	0.00	0	0.00	13,048.03	28,500	15,451.97	38,000
74400	TRASH REMOVAL	1,816.59	1,833	16.41	20,423.20	20,163	(260.20)	22,000
	TOTAL GROUNDS MAINTENANCE	12,786.75	11,299	(1,487.75)	168,953.43	152,789	(16,164.43)	173,584
	UTILITIES							
76200	ELECTRIC	210.01	167	(43.01)	2,314.16	1,837	(477.16)	2,000
76400	WATER EXPENSE	63.28	63	(0.28)	1,022.30	693	(329.30)	750
76450	FIRE HYDRANT	1,874.99	99	(1,775.99)	1,985.05	1,089	(896.05)	1,182
	TOTAL UTILITIES	2,148.28	329	(1,819.28)	5,321.51	3,619	(1,702.51)	3,932
	TAXES & INSURANCE							
77100	FEDERAL TAXES	0.00	183	183.00	0.00	2,013	2,013.00	2,200
77500	PROPERTY/LIAB INSURANCE	3,042.99	2,931	(111.99)	33,196.65	32,241	(955.65)	35,170
	TOTAL TAXES & INSURANCE	3,042.99	3,114	71.01	33,196.65	34,254	1,057.35	37,370
	ADMINISTRATIVE & OTHER EXPENSES							
78160	PRINTING & POSTAGE	424.23	233	(191.23)	2,947.51	2,563	(384.51)	2,790
78400	BANK FEES	20.00	2	(18.00)	100.00	22	(78.00)	25
79700	MISCELLANEOUS EXPENSE	0.00	0	0.00	250.00	0	(250.00)	0
	TOTAL ADMINISTRATIVE & OTH	444.23	235	(209.23)	3,297.51	2,585	(712.51)	2,815
	PROFESSIONAL SERVICES							
81100	MANAGEMENT FEES	1,595.33	1,595	(0.33)	17,548.63	17,545	(3.63)	19,145
81200	LEGAL GENERAL	0.00	42	42.00	871.11	462	(409.11)	500
81400	ACCOUNTING/AUDIT	100.00	100	0.00	2,600.00	1,100	(1,500.00)	1,200
	TOTAL PROFESSIONAL SERVICE	1,695.33	1,737	41.67	21,019.74	19,107	(1,912.74)	20,845
	TOTAL OPERATING EXPENSES	20,713.72	20,881	167.28	279,711.40	258,891	(20,820.40)	289,246
	NET OPERATING INCOME	9,580.93	9,505	75.93	74,088.76	75,355	(1,266.24)	75,381
	OPERATING FUND							
87001	PRIOR YEAR DEFICIT	510.00	510	0.00	5,610.00	5,610	0.00	6,120
	TOTAL PRIOR YEAR DEFICIT	510.00	510	0.00	5,610.00	5,610	0.00	6,120
	RESERVE EXPENSE							
88001	RESERVES DEFICIT FUNDING	1,226.00	1,226	0.00	13,485.75	13,486	0.25	14,709
88001	RESERVES REPAIR & REPLACEM	4,546.00	4,546	0.00	50,006.00	50,006	0.00	54,552
	TOTAL RESERVE EXPENSE	5,772.00	5,772	0.00	63,491.75	63,492	0.25	69,261



Ornamental Item	Fernleigh Guideline
Permitted	
Hanging baskets	One permitted in front of unit if maintained.
Potted plants at sides, / between garage doors	Permitted if maintained.
Benches	One permitted if black wrought iron / stone and maintained.
American flags	Permitted in front and rear of unit if maintained.
Garden sculptures by walkways / foundation areas	One permitted with limitation: 2 ft height and 1 ft diameter / width.
In ground plants around mailbox	Permitted if maintained and unit address number is visible from both directions.
Security system signs	Permitted next to unit entry door, <u>not permitted next to mailbox.</u>
Walkway lighting	Permitted only if approved by Landscape and Architecture Committee and spaced approximately 4-5 feet apart.
Not Permitted	
Landscape up-lighting of plants / trees	Not permitted.
Security system signs	Not permitted next to mailbox.
Shepherds hooks	Not permitted in front of unit.
Bird houses / feeders / baths	Not permitted in front of unit.
Ornamental flags	Not permitted in front or rear of units.
Ornamental garden signs	Not permitted in front of unit.
Garden sculpture in public areas	Not permitted on common areas.
Potted plants around mailbox	Not permitted.
Signs / garden sculpture by mailboxes	Not permitted.
Pavers / blocks / stone around mailbox beds	Not permitted.