

FERNLEIGH FOCUS

May 2011

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Fernleigh Board of Directors:

Charles (Bob) Marshall, President
Ann Megronigle, Vice President
Lee Wojnowski, Treasurer
Lawrence (Lanny) McLaughlin, Secretary
Tom Hernon, Member at Large

Treasurer's Comments-

Attached you will find Fernleigh's P+L Statement for the quarter ending 3/31/2011.

Summary:

2010 Net Income/ (loss)	(-\$20,217.51)
Total overall operating fund (-)	-\$21,909.25
Total Reserve Fund	+\$607,503.09

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As you are aware snow removal in the 2011 calendar year has been above average. So far we have spent \$58,539 of a total budgeted \$43,627. We still have December snow removal to go. This means we will be at least \$15,000 over budget unless we can underspend in a couple of other categories.

Insurance- Under separate cover our Association insurance carrier has sent a brochure explaining the minimum personal coverage you need in order to protect

yourself from major losses. This is very important and if you have any questions regarding insurance please call Wentworth Management or our StateFarm agent, Ed Hart.

A+L Committee News- Dave Garlick, Chairperson

For those of you thinking about potential landscape projects please submit your request by the 15th of the month to guarantee same month review by the

A&L Committee and Board of Directors. You will then have up to six months to complete the project (as approved) based on your own schedule.

Although not specifically stated in our rules and regulations, the area under your deck (limited common element) is your responsibility. This area should be kept clean and not used as a storage area. Many homeowners who have a walkout basement have made this area quite enjoyable.

This area is very difficult to grow grass and we suggest the following solutions under the footprint of the deck:

1. River rock or crushed stone held in position by 4"x4" ties.
2. Cement pad
3. Pavers or bricks tied together by a rigid border.

The A+L Committee would appreciate your evaluation of the footprint under your deck. If you have questions, please contact Dave Garlick, Chairman, A+L Committee.

Windows and window frames are homeowner responsibility. Brandolini-built homes have window frames that require caulk in the two lower corners of each window. Over the years this caulk may become brittle and therefore ineffective. To protect against water infiltration homeowners should have the two lower corners re-caulked. Most homeowners can perform this themselves or hire a handy man for an easy fix.

In Bruce-built homes the windows are welded and do not require caulk.

Schuylkill Township Area History-



The General Pike Hotel was founded in 1808 for the accommodation of stagecoach travelers going to Reading or Lancaster, or returning to Philadelphia from these points. The name of the tavern, General Pike, was inspired by newspaper accounts at the time of Zebulon Montgomery Pike, a heroic figure for whom Pikes Peak was named. John Morgan, the builder of the hotel was postmaster and justice of the peace. When Phoenixville's post office was established in 1828, its first site was the "General Pike". At that time people had to pick up their mail, as there would be no postal delivery for another 70 years, and the places they had to go for their mail varied – the post office would change locations with each new postmaster for years to come.

The old hotel continued operating until 1993. Demolition took place in October of 1994 to make space for a bank building. The property sat vacant until 2009, however, when the current Rite Aid Drugstore was constructed. The Wawa next door also sits on the original General Pike Property. *Courtesy -Historical Society-Phoenixville Area*