

FERNLEIGH FOCUS

OFFICIAL NEWSLETTER OF THE FERNLEIGH HOMEOWNERS ASSOCIATION

November, 2005

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Parking on Roadways

- The Fernleigh Parking Rules state; *“In order to enable the swift movement of Emergency Vehicles within the community and to ensure everyone’s ability to easily access their driveway and traverse Association roads, vehicles shall not be parked over-night along roadways within the community. All vehicles shall be parked either within ones garage or on ones driveway.”*

This is especially important in the winter when we may need to operate snow removal equipment. Please help the Association by adhering to this rule.

Exterior Faucet

Please turn outside faucets off to prevent your faucet from freezing. To do this, close the inside shut-off valve which supplies the exterior faucet, then open the exterior faucet to drain the remaining water in the line. While you may have a “frost free” faucet, this is an extra precaution that may save you from a flood.

Annual Meeting Notice

The Fernleigh Annual Meeting will be held December 7, 2005 at 7:00pm, at the Phoenixville Country Club. There is one Board position up for election.

Insurance Coverage

It is important that all homeowners obtain the proper insurance policy for their property.

The Association strongly recommends that Fernleigh homeowners obtain a HO-6 policy. This policy provides personal property coverage, liability coverage and specific coverage of improvements to the owner’s unit.

Remember, according to the Association documents, homeowners are responsible for the interior of their homes. This includes interior work that may become necessary due to roof or siding leaks or a flooded basement. ***Please speak to your insurance agent regarding proper coverage for an Association home. The current master policy deductible is \$5000.***

Exterior Changes

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

Valley Forge Woods / Fernleigh

The Board of Directors is still working on an agreement to separate from the Master Association. Several discussions have taken place and an attorney has drafted an agreement which is now being reviewed by Valley Forge Woods.

Trails

Coming Soon! Fernleigh is rehabilitating the walking trails per Township guidelines. When completed, the trails will once again be open for residents to enjoy. A trail map will be produced and the trail will be clearly marked with posts and arrows.



Have a safe and happy winter!!!

Should you have any questions, please contact me at (610) 650-0600, extension 1239 or E-mail DREADINGER@WENTWORTH-GROUP.COM.