

# FERNLEIGH FOCUS

OFFICIAL NEWSLETTER OF THE FERNLEIGH HOMEOWNERS ASSOCIATION

December, 2006

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## **Parking on Roadways**

Please remember to park all vehicles in your driveway or garage. This helps emergency vehicles and personnel to easily navigate the roadways if needed. It also makes it much easier for our contractor to remove snow and ice in the winter.

## **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 6, 2006 at 7:00pm, at the Phoenixville Country Club. There are two board positions up for election.

## **New Trash Removal Schedule**

Our trash vendor, Waste Management, informed us the fees for trash removal were going to increase by approximately \$10,000 per year effective November 1, 2006. In order to save money the Board and Management obtained proposals from Mascaro, Blosenski and Chesmont Disposal but

found that Waste Management's rates were very competitive with these vendors. In order to minimize our cost increase and avoid an increase in monthly association fees, the Board has decided to have trash removal once per week instead of twice. The trash day will be on Fridays only beginning the first week of January 2007. Recycling will be picked up once per week as it is now.

## **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.

## **Landscaping/Maintenance Recap**

This past spring, summer and early fall there were drainage systems installed where needed, grub treatment on all turf areas, extra seeding of bald grass areas and dead or dying trees removed. Dead shrubs were removed and replaced with new ones. Tree branches were trimmed away from units to avoid damage from tree limbs. Cmgc is completing a community-wide replacement of all door frame rotted wood, replacing it with plastic composite wood and painting it.

Should you have any questions, please contact me at (610) 650-0600, extension 1230 or E-mail [DGROSCUP@WENTWORTHMGT.COM](mailto:DGROSCUP@WENTWORTHMGT.COM).