

FERNLEIGH HOMEOWNERS

OFFICIAL NEWSLETTER OF THE FERNLEIGH HOMEOWNERS ASSOCIATION

July, 2005

In this Issue

- Profit & Loss Variance Report for May 31, 2005
- Board of Directors Meeting Minutes of March, April and May, 2005
- Insurance Coverage
- Exterior Changes
- Mailbox Replacement
- Fertilization Schedule

Driving Speeds

Please keep a check on your driving speed within the community. The township is monitoring traffic speed.

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.

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 edging along walkways. You will be obligated to remove unapproved alterations.

Mailbox Replacement

The Board of Directors and Architectural and Landscaping Committee completed the final post and mailbox selection process. The posts and boxes have been ordered. Homeowners will be notified of the installation start date as soon as possible.

The installation of the new mailboxes and posts are sure to improve curb appeal. The current posts were not installed according to the Post Office mailbox standards and are of varying heights...and most are not exactly standing straight. The new posts will be mounted in concrete and will be professionally installed so that they are all set back the same distance, will be the same height and will be vertical.

The Association is using as much "maintenance free" material as possible in an effort to reduce maintenance costs within the Association. The selected posts and mailboxes will benefit homeowners due to their construction and finish. Most importantly, they will not rot away! We expect the Mailman will be happier too!

The heavy gauge steel powder-coated Mailbox will be a forest green and will be 1/3 larger than a standard mailbox. It includes a sliding "easy-reach" mail tray. The heavy gauge powder-coated aluminum post will be a light almond color and will be mounted in concrete.

Please be aware that the Contractor will be working in the area of the current mailbox post. The Contractor will make all attempts to not damage plantings but is unable to guarantee that damage will not occur. Homeowners may want to consider moving plants from the mailbox post area prior to the initiation of the mailbox replacement.

Homeowners may not mount security system signs to the new posts. Please obtain a new security sign if your current sign is faded and unsightly and mount the sign on a stake within the foundation planting area.

Fertilization

TruGreen began to apply fertilizers and weed controls to Association turf beginning the first two weeks of April. The next turf application will occur in early Fall. Leafy evergreens such as hollies will receive Frost Burn protection prior to Winter.

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