



## FARM NEWS FALL 2016

### RECENTLY COMPLETED BOARD PROJECTS

- ❖ Sealcoating of the roads
- ❖ Drain repairs were made prior to sealcoating the roads this summer
- ❖ Various playground repairs were made (fences, gates, lower step platform, sand box, etc.)
- ❖ The Board recently approved a new “universal” piece of equipment for the Fitness Center. That install will take place around mid-October.

### UPCOMING BOARD PROJECTS

- ❖ Repair of the front wall and painting with elastomeric painting
- ❖ Tree Trimming and Shaping. Removal of dead trees, and replacement of some hornbeam trees
- ❖ Purchase a replacement for the large piece of playground equipment in the Tot Lot
- ❖ Repair of the erosion of the ground behind the Fitness Center, currently a safety hazard due to the drop-off
- ❖ Install of the “universal” piece of Fitness Center equipment will take place around mid-October.

### HOME MAINTENANCE TIPS WERE UPDATED ON THE WEBSITE

Home Maintenance Tips on our website were updated on July 27, 2016. This document covers approved stains for decks; approved materials for deck replacement; approved colors for doors and shutters; approved paver replacement; address plaques, and more.

This document may be accessed under the tab “Maintenance Tips” on our website, address [centerpointfarm.org](http://centerpointfarm.org). Once in the website, click on the tab “Maintenance Tips”, then enter the Center Point Farm ID and password. If you don’t remember the ID or password, please ask a neighbor or call Janice Shearer at 215-855-8700.

## DRIVEWAY REPAIRS

Several months ago, the Board determined that 57 driveways in our development needed repairs, and informed the home owners by letter. Driveway repairs are a homeowner's expense.

We are pleased that so many residents took care of the repairs in a timely manner, and we thank them for their cooperation.

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## PRIVACY FENCES

Homeowners are reminded that privacy fences must be "shadow box", and must conform to all other specifications in our Rules and Regulations. If there's any deviation, the homeowner must remove at their expense.

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## FRONT GATE

Homeowners are reminded that only one car at a time should go through the gate when it opens. Failure to do so may result in breakage of the front gate. Use one side of the gate area, not the middle. Please also inform your visitors to do likewise.

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## FENCE TO BE CONSTRUCTED AROUND THE SERVICE ROAD AND THE TANK

It appears as though the Department of Environmental Resources is requiring Aqua Water Co. to secure the area both around the tank and across the service road with a 7' high secured fence.

It will impact some of the turf area to the left side of the service road but the Board was told it will be within 2' of their easement. The Board will monitor that they maintain the turf.

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## INTERESTED IN JOINING OUR COMMUNICATIONS ADVISORY COMMITTEE?

We invite residents to join our Communications Advisory Committee. The Communications Advisory Committee assists the Board in improving communications within our community, and issues our newsletter Farm News. They meet a few times a year.

If you are interested in joining this committee, please contact Carol Goren at [carolgoren@verizon.net](mailto:carolgoren@verizon.net).

## PICTURES OF CENTER POINT FARM 20 YEARS AGO

Following are pictures of the early days of our development during the construction phase in 1996. These photos were submitted by our neighbors, André and Bonnie.



View from 159 Meadow View Lane toward 157 Center Point Lane, 8-6-96



159 Meadow View Lane toward present day Mail House, 8-17-96



Lower Center Point Farm 8-10-96