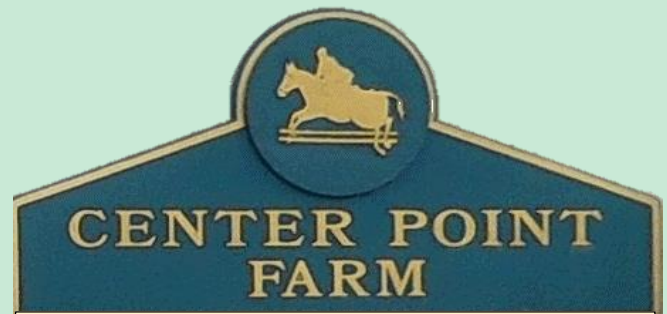


FARM NEWS

SPRING EDITION 2016



Flowering trees on December 23, 2015, the 2nd day of Winter!! Pictures taken by Carol near the playground.



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BOARD OF DIRECTORS UPDATE

Two positions on the Board Directors were up for election in January 2016. This was a result of Carol Goren's and Phyllis O'Connor's terms expiring on March 16, 2016. There was no contest for this election, and Carol and Phyllis were reelected for an additional two years. Our current board and their terms are as follows:

Name	Position	Term Ends
Carol Goren	President	March 2018
Doug Mauer	Vice-President	March 2017
Dale McClain	Treasurer	March 2017
Phyllis O'Connor	Vice-President	March 2018
Sarah Weinberg	Secretary	March 2017



INTERESTED IN JOINING OUR COMMUNICATIONS ADVISORY COMMITTEE?

Due to relocation this month, we will be losing a valued member on this committee, Ardene Vencius. Our thanks to Ardene for her service to this community.

The Communications Advisory Committee assists the Board in improving communications within our community, and issues our newsletter *Farm News*. If you are interested in joining this committee, please contact Carol Goren at carolgoren@verizon.net.

UPCOMING CPF PROJECTS

PAINTING: A project for the painting of front door surrounds and garage door surrounds is scheduled to commence the third week of April. Look out for a letter from Rafferty Painting. At the same time, as a homeowner, you will have an option to have your front door and the transom painted over either your master bedroom or bathroom window at a combined cost of \$100.

ROADS SEALCOATED: The roads will be sealcoated this year – probably sometime in the summer after the painting project has been completed.

FRONT WALL: The Board is pursuing estimates to fix the front wall.

QUESTIONS SHOULD BE DIRECTED TO GROSSE & QUADE MGT. CO.

A wealth of information on home maintenance services, approval of architectural and landscape modifications, rules and regulations, and much more, is available on our CPF website, but if you have questions or concerns, please contact Janice Shearer, our representative at the Grosse & Quade Management Company in Lansdale. Contact Janice by phone at 215-855-8700, or by email jshearer@ggmt.com. Janice should be your first point of contact.

REPLACEMENT OF WINDOWS AND DOORS

Replacement of windows and doors or the addition of a storm door must be approved by the Architectural Committee. Guidelines are defined on Pages 7 & 8 of the Center Point Farm Homeowners' Association Rules and Regulations dated January, 2016. Approval request forms are available on the HOA Documents page of the website.

DECK STAINS & REPLACEMENTS

The approved deck stains for our community are as follows:



- Behr Premium, semi-transparent waterproofing wood stain, Cedar Natural, #501
- Olympic Maximum, semi-transparent, Cedar Natural Tone, #716
- Clear stain for newer decks
- Solid Stains (these are only advised for decks that are in poor condition so that the stains can adhere to the deck; otherwise, the finish may peel):
 - Behr – Deck Over, Color: Woodbridge
 - Olympic – Rescue it!, Color: Timberline



Behr products are available at Home Depot, and Olympic products at Lowe's

The approved deck replacement materials are:

- Trex, Saddle Color
- Trex Transcend line, Treehouse color

Homeowners must submit an Architectural Modification Request Form in advance of above work.

PAVER COLOR, REPLACEMENTS AND MAINTENANCE

- ❖ There is only one approved paver color that may be used for paver replacements, namely, *Dakota*, which is manufactured by E. P. Henry. This is the closest color to our pavers, which are no longer available.
- ❖ We have a small amount of used pavers available at \$1 per paver for those who wish to repair their driveways.
- ❖ To stabilize driveway pavers, a product called “Stabilizo Bloc-Gris” (Grey), as well as specialized products for removing stains on the pavers, are available at local hardware stores. Other options for stain removal include these methods recommended by residents: (1) apply Cascade powder to the stain which, when it gets wet, will draw out the stain; (2) brush the pavers with a mild detergent.
- ❖ Do NOT power wash your pavers. This will remove the color from your pavers; they are not colored all the way through.
- ❖ Please submit an architectural approval form for paver replacements.

TRASH CANS, RECYCLE BINS AND SCHEDULING LARGE TRASH PICKUPS

- ❖ Please write your address on trash cans and recycle bins with a waterproof permanent marker. Some of these items have been flying around the neighborhood on windy days, and remain unclaimed. Marking them will assist in returning them to you.

- ❖ Call Horizon ahead of time to schedule excessive trash pickups. If you have more than your trash can and a few bags of trash, Horizon will be unable to pick it all up unless you give them advance notice.

APPROVAL OF ARCHITECTURAL & LANDSCAPING MODIFICATIONS

- ❖ Architectural approval forms are required for any modifications to the exterior of our homes, (decks, windows, doors, pavers, fixtures, etc.) Landscape approval forms are required for any replacement shrubs/bed modifications, or other changes in shrubbery or landscaping.
- ❖ Any architectural or landscape modifications must be approved by the Board in advance. This is necessary to maintain the aesthetics of our community, which, in turn keeps the value of our homes high. There is a fast turn-around time on these forms.
- ❖ The architectural and landscape approval forms can be downloaded from our website on the HOA Documents page, or picked up in the Fitness Center. You can scan them and then email for quick turnaround. Completed forms should be sent to Janice Shearer.

ELECTRONIC RECYCLING AND HAZARDOUS WASTE



Worcester Township will be hosting an electronic recycling event on May 7, 2016 at Palmer Park on Creamery Road in Skippack Township. Download their flyer at worcestertwp.com for details on what they accept and any fees that may apply.

Best Buy and Staples offer free year-round electronic recycling with some exceptions, such as TVs. Visit their websites for additional information. Companies such as 1-800-got-junk and 611 Metals in Willow Grove will pick up your TV and other equipment for a fee.



Hazardous waste will be collected in nearby locations such as Norristown (April 30), and Ambler (May 14). If you need this service, please review the flyer on Montgomery County's recycling webpage for a complete list and requirements.

SUMP PUMP WORKING OK?

You may want to check if your sump pump is working properly. We often don't think about checking our sump pumps until a problem develops. Some sump pumps, such as Flotec, provide an easy test that residents can do for checking that the motor and float switch are still running. Consult your manual.

HOME MAINTENANCE VENDOR RECOMMENDATIONS FROM RESIDENTS

The “Home Services” section of our website has residents’ recommendations on vendors for fireplace maintenance, dryer vent cleaning, and many other services you may be considering in the near future.



PICK UP AFTER YOUR DOGS

This is a “pooper scooper” society. Please pick up immediately after your dogs to avoid a fine.

CHILD EMERGENCY SAFETY TIPS

As children enter the early teenage years, parents often entrust them to care for themselves in the home or elsewhere after school or in the evenings. Here are a few safety tips that parents, if they choose, may want to review with their children for when they’re home alone. These tips continue on page 6 with lightning guidelines from the National Weather Service.

<i>Event:</i>	<i>WHAT TO DO:</i>
<i>SMELLING GAS IN THE HOME</i>	Do not use a cell phone or light a match in the home if you smell gas. Immediately call the gas emergency phone number (which parents should keep easily accessible at all times).
<i>CARBON MONOXIDE ALARM GOES OFF</i>	Children should know where these are located, and what the alarm is signaling if it goes off. They should know the symptoms of CO poisoning, get outside to fresh air immediately, and call 911.
<i>POWER LOSS IN THE HOME</i>	Ensure children know where flashlights with working batteries are located throughout the house, and have the emergency number of PECO or other supplier handy.
<i>LEAK IN THE HOME</i>	You may wish to inform your children of where the water and sprinkler shut-off valves are located, and how to properly shut off the water or sprinklers in the event of an emergency that occurs when the parents are not home.

LIGHTNING GUIDELINES PROVIDED BY THE NATIONAL WEATHER SERVICE



Don't touch electrical

equipment or cords: Any device that uses electricity (e.g. computers, televisions, household appliances, etc.) is susceptible to a lightning strike. Electrical surges caused by lightning can damage electronics (even at some distance from the actual strike), and a typical surge protector will do little to protect the device (or the person using it) if lightning should strike. So consider unplugging certain appliances or electronics, but for your own safety do this BEFORE the storm arrives.

Don't use corded phones: Using a corded phone during a thunderstorm is one of the leading causes of indoor lightning injuries. However, it IS safe to use cordless or cell phones as long as they are not being charged.

If inside a vehicle: Roll the windows up and avoid contact with any conducting paths leading to the outside of the vehicle (e.g. metal surfaces, ignition, electronic devices plugged in for charging, etc.)

Stay away from windows and doors:

It is best to be in an interior room during a thunderstorm.

Avoid plumbing: Metal plumbing and the water inside are both very good conductors of electricity. Therefore, do not wash your hands or dishes, take a shower or bath, do laundry, etc. during a thunderstorm.

Whole house Surge Protectors: Lightning can travel through electrical systems, radio and television reception systems, and any metal wires or bars in concrete walls or flooring. Homeowners can equip homes with whole-house surge protectors to protect appliances.

TOT LOT SAFETY



When children are using the tot lot, please ensure that they don't spread sand and mulch on the equipment. This degrades the wood and creates a hazardous situation. Please also remove trash from the area. We want the tot lot to be a safe and well-maintained area for the children.

CHILD TRAFFIC SAFETY

Homeowners are reminded that child safety is a priority in our neighborhood. Obey the speed limit – 15 mph; watch your children while at play. Do not allow them to dart in and out of parked vehicles or in the way of traffic – and be respectful of others' privacy by not hanging around others' decks and stay off driveways unless you are invited.