

## FARM NEWS – JANUARY 2017



### The Year in Review

We entered January 2016 grateful that two major community improvements had been completed in 2015: (1) new roofs on residents' homes, and (2) elastomeric painting on the stucco in our community (preceded by power washing). These projects gave a fresh, bright new look to our homes, resolved many roof and stucco problems, and added to the financial worth of our homes.

Having said that, in 2016 there was still much more work to be done to maintain and improve our community on an ongoing basis. The Board met regularly to discuss new projects and initiatives for 2016 relating to landscaping, architectural modifications or improvements, finance, communications within our community, legal issues, and contracting. Estimates for contracted services are always solicited and carefully considered and negotiated for both quality and cost.

### CPF Completed Projects in Calendar Year 2016

- ❖ The Rules & Regulations were amended in January 2016 to provide additional information and clarity. The list of CPF vs. homeowner responsibilities was updated in a convenient chart form. This document will also be reissued in January 2017 and will be posted on-line to state that fire pits/tables, chimeneas, and the like are prohibited in our community because they are safety hazards.
- ❖ Front door surrounds and garage door surrounds were painted, and homeowners were offered the option to have their front doors and transoms painted at their own expense.
- ❖ Damaged meter box covers were repaired and painted.

- ❖ Dead/dying trees were replaced, as deemed necessary.
- ❖ Board members met with our landscaping company in September 2016 to discuss work on trimming low hanging tree branches and shrubs, shaping up the high areas of the trees, cleaning up and replacing the perennials, and leaf cleanup. This was completed in 2016.
- ❖ The front entrance sign was repainted and gilded with “gold leaf”.
- ❖ The Board worked to maintain the aesthetics of our community by updating approved deck stain colors and deck replacement materials; paver color replacements; and by requiring pre-approval by the Board of architectural and landscape modifications.
- ❖ Our original pavers were no longer available for repair of broken pavers on residents’ driveways, so we removed all the pavers from the mail center and used those pavers for repairs. We also had a small supply of our original pavers available for repair which we offered to residents at \$1 per paver. We selected a paver color for the mail center which blended in well. We selected a new paver color, Pewter Blend 16, for driveways which require a complete replacement of pavers.
- ❖ Sealcoating of the roads was completed in July 2016, requiring coordination for the movement of cars before and after the sealcoating. Road drains were fixed prior to the sealcoating.
- ❖ Repairs were made to the gate and fence in the tot lot, and 1,200 lbs. of sand were added.
- ❖ Residents were kept informed of electronic and hazardous waste recycling events through our newsletter and the One Call Now System.
- ❖ Letters were sent out to 58 residents with a request to complete safety issues relating to their driveways. Many had sunken and other undulating areas, posing a safety hazard.



**A new cedar shake roof was installed on the Gazebo in November 2016**



**New Universal athletic equipment was installed in the Fitness Center. If you would like a key to the Fitness Center, please contact Janice Shearer at 215-855-8700. This key will also give you access to the tennis court.**

- ❖ A walk-thru rear property inspection was conducted to review the condition of decks. Letters were sent out for deck repair or staining along with architectural request forms and updated home maintenance tips which gave the approved stain.
- ❖ There were extremely high winds on November 19 and 20, resulting in some damage to a number of downspouts, gutters, soffits and fascia. A “One-Call Now” was issued, advising residents to check their property and to report their damage to Gross & Quade. (These repairs are covered by the homeowners’ association).
- ❖ Gutter and downspout cleaning was started around 12/14/16 with contractors also checking for issues related to the gutters and downspouts.
- ❖ The Board expanded the use of the One-Call Now system for information that should be disseminated to our residents in a time-sensitive manner.
- ❖ In November 2016, the Board formulated the 2017 budget, and had it mailed out to residents. There were no projected increases in dues; they remained the same at \$325.

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### **Board Projects for 2017**

- ❖ We are awaiting an estimate to fix the swale and erosion behind the Fitness Center.
- ❖ Front Entrance Wall – Estimate was received to repair the front wall and paint both sides of the entire wall. This work was approved and will be conducted in the Spring of 2017.
- ❖ We will consider installing new playground equipment in the tot lot.

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### **Our Flag at the Entrance to our Development**

Thanks to our neighbors, the Grobens, for installing a new flag, as needed, at our entrance, and for lowering the flag at half-mast on several appropriate occasions throughout the year as a sign of respect for our flag, our country, and those who serve(d) it.



#### **Snow Equipment Placement in 2017**

This picture shows where snow equipment will be installed this year. We will be moving it around, as necessary. The “red” areas show where it was used last year; the “blue” areas show where it will be used this year. Some other area visitors’ parking just cannot accommodate the equipment because of available parking.