

# **Brynfield Homeowner's Association Summer Newsletter, 2018**

## **Annual Meeting Set for Wednesday June 27, 2018 at 7PM.**

Just a note to remind you that the annual meeting of the Brynfield Homeowners' Association will occur on June 27 at 7PM as the Hanoverdale Church of the Brethren, located at 577 Hershey Road, Hummelstown, PA 17036. At that meeting we will transact any necessary business and report on the past year's activities. There are no board members to be elected as there are no elections until next year. For us to move ahead with an official meeting at least 20% of the homeowners must attend the meeting in person or by proxy. That is at least 66 members.

**Continuing areas of difficulty: Parking in Restricted Grass Areas.** West Hanover Township assessed all streets and roadways within Brynfield and other communities in the Township. Following that assessment a series of no parking signs were issued to make certain that emergency vehicles can gain access to homes when an emergency exists.

As was the case last year there are still many residents in the 7700 block of Hanoverdale Drive who continue to ignore the no parking signs and park in restricted areas. In addition some of these residents have been parking on the grass boulevards on Hanoverdale Drive. This is a violation of a Township Ordinance and the rules of the Association. Homeowners and others parking in the grass is also an expense to the Association. The expenses involved are re-seeding areas that have been parked in and replacing dirt to fill rutted areas from vehicles left parked in grass areas. **PLEASE DO NOT PARK IN GRASS COVERED AREAS. The association will start in January 2018 calling the state police to identify those cars parked on the grass boulevards and the homeowner associated with that car will assessed a \$20 fine per day that the car is parked unlawfully.** Thank you for your cooperation so that we do not have to bother the State Police or suffer unnecessary expenses for those not following the Township ordinances and the Association regulations.

## **Other reminders:**

**Rules, Regulations, and Enforcement Policies, etc.** All of Brynfield's Rules, Regulations, Covenants, By-Laws and Architectural Review Forms are found on the Brynfield web site: [www.Brynfield.com](http://www.Brynfield.com). If you do not use the internet you may obtain an Architectural Review Form and other documents pertaining to Brynfield by calling Penn Equity at 717-930-6060.

**Architectural Approval.** All homeowners that wish to make alterations or changes to the exterior of the buildings and/or grounds are required to submit, in writing, an "Architectural Review Request" to either Joe Rutter at 324 Baumgardner Drive, or to Penn Equity at PO Box 228, Palmyra, PA 17078. Failure to obtain Architectural Approval prior to making exterior changes may result in a fine as per the Rules, Regulations, and Enforcement Policy of Brynfield.

**Automatic Debit (Direct Payment).** Direct payment has been available since Penn Equity has managed our property. Direct payment is an electronic payment service that is designed to debit funds from your checking account (monthly) regardless of where you bank. This form of payment is not available for the one time annual payment (5% Discount). Auto-Debit is a useful option for monthly payments to avoid the inconvenience of check writing every month or for those who have difficulty remembering to send their dues on time. If interested, contact Penn Equity at the below listed number.

## **!!!IMPORTANT: PLEASE SIGN UP FOR Automatic Telephone System!!!**

You may have noticed the Executive Board has instituted a "Robo-Call" system to advise homeowners of important issues. Usually these are related to weather and snow concerns. This system allows the Board to call one number and for all homeowners who have registered a phone number (either home or cell) to receive a message from the Board. If you are not signed up for this system, the Board encourages you to do so. If the call comes when you are not in, a message will be left on your answering service or the Robo-Call mechanism will call two more times in an effort to contact listed numbers; the same is true if your number is busy.

If you have not received a "Robo-Call" yet, it may be that your number is not in the system. To subscribe to the system call the number listed below, from the telephone to which "Robo-Calls" should be made (e.g., from your home phone if that is the number you wish to be called and/or your cell phone).

**The number to call is 717-344-5781 and then follow the instructions that the system gives to you.**

**Brick Mail Boxes.** The Board has been made aware that a number of the brick mailboxes in Brynfield and some of the brick front porches, are deteriorating with the bricks needing to be repointed. Many homeowners have repaired and repointed their mail boxes, but some remain in need of work. The Board cannot warrant the work of the masons listed below but others in the development have used them and they are reliable and do good work.

1. Andrew Kemble Masonry. The company has a Facebook page: facebook.com/kemblemasonry or they may be reached by telephone at 717-275-3672.
2. Haldeman Brothers Masonry in Hershey, PA. The phone number for this company is 717-838-4069.
3. S R Masonry which can be reached at 717-808-2418.

**Sidewalks Passing Homeowners' Property Lines.** This is a reminder that the West Hanover Township Code requires that homeowners maintain and repair all sidewalks that pass the homeowner's property line. As well, any sidewalk on your property that is not a common sidewalk, e.g., one that passes by a residence, has the duty to maintain that sidewalk.

**Home Exterior Maintenance Issues.** Please remember that homeowners have the duty to maintain the exterior of their homes. This includes painting the front doors and maintaining the shutters of homes. When the paint fades on the shutters and doors, the homeowner has the responsibility to repaint, using the same color that is currently on them. This also includes steam cleaning, or pressure treating, the outside of homes when mildew and other soiling materials are present.

**Proper disposal of American Flags that are tattered or unusable.** We have been asked by one of our community residents to advise that he routinely is involved in delivering tattered and unusable American flags to the American Legion for proper disposal. The Association maintains a flag pole in the front of the development, just off of 39, and there are many homes that now have American flags displayed. If you wish to have a flag that has become tattered properly disposed of our neighbor Mick Doyle at 7701 Forney Way has offered his kind assistance to collect the flags and take them to the American Legion for proper disposal. Please take any US flags to him for proper disposal.

**Parking recreational vehicles, trailers and boats in Brynfield.** We are experiencing a number of calls regarding the parking of recreational vehicles, trailers and boats in Brynfield, either in driveways or on the streets. The Declarations, in Article V (pg. 12-14) to which all homeowners agreed when they purchased their homes, expressly states "(6) The following types of vehicles are prohibited in Brynfield-----recreational vehicles,," and "(7) No boats of any type shall be permitted to be parked in Brynfield." This Article also gives the Board the duty to prepare and distribute rules and regulations to make the Declarations clear. Rules and Regulations were issued on August 14, 2007, and in section #5, "that no tractor trailers may be parked in Brynfield" and in section #7 is found, "Recreational vehicles may be parked in Brynfield up to 24 hours during loading and unloading of equipment and supplies for use with the recreational vehicle." And in section #8, "No boats of any type shall be permitted to be parked in Brynfield." Please follow the Declaration and Rules and Regulations and there will be no need for neighbors or others to call and complain about a violation. Your anticipated cooperation is appreciated. All of the documents cited in this notice can be found at [www.brynfield.com](http://www.brynfield.com) and should have been provided to you when you closed on your home.

**Please make sure pets are secure at all times.** Pet owners should make sure their pets are leashed and contained under the owners control at all times in addition to immediately picking up after them. The safety of the neighborhood should be paramount.

**Wooded areas behind homes.** As a friendly reminder, if you or your friends and family utilize the wooded areas sporadically found throughout the development, please be mindful of your neighbors. Do not throw debris, trash or other items into the grass area.

We look forward to seeing you on Wednesday, June 27, 2018 at the Annual Meeting.