

The Enclave at Belle-Aire Condominium Association Spring Update



April 8, 2019

Dear Enclave at Belle-Aire Condominium Owner:

We are thankful to welcome Spring and put the Winter behind us for another year. The weather continues to be wet with more rain than previous years. The wet conditions affect the overall health of the turf and shrubs. We are hoping the Spring will be a bit drier this year.

- **The Enclave at Belle-Aire Condominium Association will hold its Annual Meeting on Tuesday, April 23, 2019 at 7:00 p.m. The meeting will be held at the Upper Dublin Township Building located at 801 Loch Alsh Avenue, Fort Washington, PA 19034. The primary purpose of this meeting is to elect one (1) member to the Board of Directors for a three-year term. In addition to the election, we will be reviewing the Association finances and discussing community projects. A candidate profile is enclosed for the Board Member who is seeking re-election. If you cannot attend the meeting, please vote by using the enclosed absentee ballot. Absentee ballots must be received by Noon on April 23, 2019.**
- With the longer days and mild temperatures, children will be playing outdoors. **We are asking all parents to please watch and speak to your children about safety. We would like to share a serious issue that requires immediate attention.** On two occasions in the last few weeks, a boy was observed riding his bike in the middle of the street facing traffic. What is more concerning is that he would not move out of the way of the oncoming vehicle. The driver had to completely stop and wait until he got out of the way. He also refused to go to the side of the road, when asked. When the homeowner spoke to the boy and explained he was going to get hurt and must stop riding in the middle of the street, he ignored her and drove away. On another occasion, he was observed on the curve and was almost hit by another car. Parents, please speak with your children immediately.
- The scheduled Spring landscape projects are scheduled and will commence any day. Over the coming weeks, you will see various contractors working to make the grounds of the Association look as beautiful as they can. Throughout the season, please be understanding and mindful of the added work vehicles and equipment in the community. Occasionally, equipment may leave tracks on driveways when the turf is soft or muddy. Please note that the workers have been instructed to minimize this as much as possible.
- Spring is the time of year to prepare your private foundation beds for the season. Dead shrubs should be removed, and overgrown plantings should be trimmed in a timely manner. Shrubs that are leaning over or otherwise damaged from the winter are the homeowner's responsibility to have remedied.
- We previously provided information on the services offered by Buccafuri & Sons for maintenance of your private flower/shrub beds. For your convenience we have enclosed the information again.
- All community common trees are the responsibility of the Association and should **not** be mulched, pruned or otherwise maintained by individual homeowners. Homeowners with decorations that interfere with tree maintenance activities or growth will be required to remove them. Do not add spot lighting or hang ornaments, bird feeders, or other heavy objects on the common trees or in the mulch.



- At this time of year as the temperatures rise, we encourage homeowners who would like to address any thin patches or bald spots on their front plots to do so. A little bit of fresh top or garden soil and a Turf Builder Sun/Shade mix of grass seed will do the trick. Don't forget to water!
- The Association generally carries out a tree-pruning program once or twice a year. We have engaged Davey Tree as our Arborist, who will be spraying the trees and pruning as necessary. An inspection will be conducted, and Summer pruning will be scheduled after the budding season. We cannot prune all of the community trees and will do our best to address the trees that are too close to the homes. Barring an emergency, specific requests for tree pruning will be evaluated by the Arborist and, if needed, will be added to the maintenance list and completed at the appropriate time and when it is cost-effective to do so.
- We would like to remind homeowners that property inspections are conducted frequently. A fine of \$25.00 will be assessed if weeds are present upon the inspection. We urge you to be proactive in caring for your flower beds. Also, please remove from the common grounds any furniture or other temporary use items such as sports equipment, nets, etc. after each use. They interfere with the grass cutting and other maintenance activities and are not allowed to be stored or left in the common areas.
- Please pay special attention during high winds that your personal items have not blown into the community streets. We ask owners to clean up around your property after a wind storm. If your recyclables blow around, please take a moment to pick them up. If we all do our part, this will help minimize an added expense to have the streets cleaned by an outside contractor.
- Please remember when a holiday falls during the week, the trash and recycling day will be Thursday instead of Wednesday. The holidays that affect the schedule are: Thanksgiving, Christmas, New Years, Memorial Day, July 4th, and Labor Day. Columbus Day and President's Day **do not** affect the trash schedule. Each homeowner is entitled to one bulk pickup per month. If you are disposing of a mattress, the mattress must be in a mattress bag. To schedule a bulk pickup, please call American Environmental directly at **267-577-1665** or **610-999-6150**. Please secure your trash bag prior to placing into the trash receptacle.
- We urge all homeowners to be proactive in maintaining your home. Please check the front and rear of your home for black stains, especially by the gutters and roof line to determine where you need to perform maintenance. ***If you observe "black stains" on your stucco, we recommend you call a professional to inspect whether the black stains are dirt or a sign there is a bigger issue with your stucco.*** Some owners have painted their stucco with good results. ***The approved color to paint your stucco is "Aged White"-#9180 and "Creamy"-#7012."*** If you are going to paint your stucco or for any other exterior work, please submit an Architectural Request form which can be obtained from the web site, www.enclavebelleaire.com. The exterior of your home is the owner's responsibility to maintain and replace items as necessary. The Owner will be given 60 days to provide the necessary maintenance on their home. Failure to comply will result in a \$100.00 fine. In the event the Owner fails to rectify the violation within 60 days, a fine of twenty-five (\$25.00) will be assessed per day until the violation has been cured.
- The roofs are near their life expectancy. Many owners have joined together to obtain better pricing based on volume from American Roofing. Thank you to the owners who followed the directions and submitted the required paperwork to receive approval to proceed. It will be the individual homeowner's responsibility to ensure the roofer follows the Association's Rules while working on your roof. The roofer may not solicit, park on the grass or impede traffic. The roofer must ensure they will remove all debris from neighboring homes. If you are planning on having your roof replaced, we suggest that you speak with your neighbor and advised there will be noise and debris in the area.
- For the last several years, we requested that the homeowners inspect the location of their downspout discharge pipe and to make the necessary adjustments to divert water away from the adjoining home and common thoroughfare. We would like to remind homeowners to once again check the discharge pipe to comply with the above request. Often, we observe the flex hose extension of the downspout disconnected and hence resulting in puddling of water in the common area. We will be addressing an ongoing drainage problem in the rear of Rampart and Manchester in the coming days. An underground pipe will be installed that will connect to the downspout extension of three homes and bring the water out to the street. We hope this remediation will eliminate the accumulation of mud frequently observed on Manchester Drive.

- Please remember that vehicles may not park in such a manner as to block access to mailboxes or impede emergency response or prevent other cars from entering or exiting any parking or driving areas. Vehicles may not park around the island and/or park on both sides of the street at anytime. Please refer to the Rules & Regulation Handbook, which outlines the parking rules and the associated fines for non-compliance.
- Speeding throughout the community has been an ongoing issue for years. We continue to urge you to observe and not exceed the speed limit of 19.5 m.p.h. We will remain diligent on pursuing any resident who is not complying with the speed limit.
- If you lease your unit, please remember the term of the lease must be a minimum of one (1) year or longer. Any lease that violates the one-year minimum shall be assessed a \$2,000.00 fine. All executed leases must be submitted to Management within ten (10) days. Failure to submit a lease will be assessed a \$1,000.00 fine. The landlord is required to complete a resident information form listing the tenant and his/her contact information. The landlord is also required to ensure the foundation beds are properly maintained. We have observed that many of the rental homes are not keeping up with the bed maintenance. If the tenant does not maintain the bed, the responsibility lies with the landlord. At the request of Management, Buccafuri now offers a full landscape maintenance package which is enclosed. Landlords who do not maintain the foundation beds will be sent a warning letter followed by a fine. The fine will continue daily until the beds have been remediated.
- We will be sealcoating all the streets this summer/fall. Follow up information will be communicated when we get closer to the work. Parking on the street will not be permitted until the sealcoating has dried.
- Out of courtesy to all residents and those working throughout our community, we ask all dog owners to please comply with our pet regulations, including picking up after your dogs and keeping them on a leash at all times. We ask that you refrain from allowing your pet to relieve themselves on the grass plot in front of your home. The dead grass gives the community an unsightly appearance. Please also refer to the Upper Dublin Pet Ordinance at www.upperdublin.net. Failure to comply will result in a violation.
- As a reminder, the insurance agent for the Master Insurance policy is Smith Insurance. If your mortgage company is requesting a certificate of insurance, please call Smith Insurance at 215-542-5959 or email your request at www.smithinsurance.com.
- We continue to remove the dead trees and plant new trees when the funds and timing allow. In March we planted a few more Cedar Trees in the Sumter berm. Planting in the summer months is not conducive; therefore, if other trees or shrubs need to be planted, the planting will be tabled until the Fall.
- In 2016, we started to replace the original Hew Bushes that were planted around the large green PECO boxes. We continued this process in 2017 & 2018. As funds allow, we will continue to replace the Hew Bushes with new shrubs in 2019.
- Mark your calendar for the **Annual Community Yard Sale at 8:00AM, on Saturday May 18, 2019; rain date will be Sunday, May 19, 2019.** Our neighboring community, Belle-Aire, will again join the Enclave and participate in the Yard Sale.

We look forward to seeing the neighbors at the Annual Meeting on April 23, 2019. Should you have any questions, please contact the Management Office at 610-832-0500.

Sincerely,



Ann Marie Fahringer
Agent for Enclave at Belle-Aire Condominium Association

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