

# Exton Station Express

## **SPRING OR BUST!!!**

Keep everything you can find crossed that Phil was wrong and spring is just around the corner.

## **SOCIAL COMMITTEE**

The Social committee is still looking for members and ideas. They meet on a regular basis to discuss upcoming events. The goal of the committee is to find ways to foster a sense of community by bringing together singles, families and young and old alike.

Community sponsored events present a great opportunity for families to meet their neighbors. The committee hopes that by having a mix of residents on board, community events can be planned to get people out to meet neighbors and others with similar interests.

***Please remember that the success or failure of community events depends greatly on resident volunteers and participation.***

## **LANDSCAPE COMMITTEE:**

The landscape committee is looking for representation from the following courts to ensure equal representation in the community: Chessie, Roundhouse, Coach Hill, Metro, Reading and Huntington.

If you are interested in participating on this committee, please contact the chairperson, Pat McCabe at [mccabewoodworking@yahoo.com](mailto:mccabewoodworking@yahoo.com).

## **TRASH REMINDERS:**

Please put your address on your trash and recycle containers in order to keep them from going missing. With all the heavy wind storms we have been having lately trash containers and recycle bins

are being blown all over the courts. Having your address on the container will make it easy for you to identify in the event the container goes missing. The maintenance tech picks up all trash and recycling containers that have blown around the court or are left out at the curb after trash pick up day. If you are missing yours, please stop by the clubhouse as we have a large selection and yours may be one of them.

Heavy duty trash bags/receptacles or recycle bins are required to be placed at the curb no earlier than 6 pm the night before collection day. All containers should be taken in prior to midnight of pick-up day.

Tie newspapers in a bundle and then put the bundle in a brown bag. This will help keep the bag and bundle together in case it gets picked up by the wind.

If you are going to be away on the day trash is picked up or you miss a pick up, please dispose of your trash in the green trash cans at the front of the clubhouse. This will help you avoid incurring a fine for having trash out early and will also keep trash from being left at the curb and strewn in the court by animals or the wind.

Please remember that the Association incurs an additional expense when the maintenance tech has to pick up all the trash and recycling that gets blown all over the courts because it was not secured when it was put out.

## **STREET LIGHTS:**

The Board and Management had a very informational meeting with the Zoning and Code Officers from West Whiteland Township a few weeks ago. During that discussion, the Board was

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made aware that an engineering plan was NOT needed to replace or add new street lights in the community – HOORAY!!!

As a result of this discussion, the Board has decided to move forward with replacement /addition of street lights and addition of front entrance lighting for the courts in the community. A request for bids has gone out and the Board will be reviewing proposals in the next few months. Street lights will be replaced from the ground up to the fixture and bulb. The style of the new light fixture will be the same throughout the community.

If you feel you live in an area that has limited or no lighting, please send an email identifying the location to the Management office to ensure the area is noted. The fixtures will contain more energy efficient LED lighting.

## **SUNOCO PIPELINE**

Management has received notice that the Sunoco Mariner 2 East pipeline construction is tentatively scheduled to begin mid-April. Management is currently working with Sunoco to schedule a community meeting with their Representatives who will be available to discuss the work and answer any questions from residents. An email blast will be sent to the community as soon as a date has been confirmed. Watch your emails and the [extonstation.org](http://extonstation.org) website for more info.

## **SNOW REMINDERS**

Fingers crossed we are done with snow for this season but just in case; please remember the following to keep you and your family safe.

- Keep children out of the clubhouse area and courts and off and out of

snow piles when the crews are actively removing snow.

- Playing in these areas when the plow trucks are out is an accident waiting to happen as equipment drivers may not see you or your child until it is too late for their vehicle to stop in time due to weather and ground conditions.
- Please do not shovel or throw snow back onto the sidewalk or parking area after it has been cleared. This creates a safety hazard and could cause a serious injury to you or a neighbor.

## **PARKING REMINDERS:**

**Remember that each unit has one numbered parking space as a courtesy. All other vehicles (resident/guests) should be parked in the unmarked spaces on a first come first serve basis. Imagine how you would feel if you came home with a load of groceries or other items and found another vehicle parked in your numbered space. Please be considerate of your neighbors and park in your own numbered space or in the overflow parking area.**

## **WHAT IS A COMMUNITY ASSOCIATION?**

Some residents think homeowners and condo associations (generally called community associations) exist just to tell them what to do – or not to do. Actually, the association is more like a housing management or service-delivery organization that provides three types of services to all residents – owners and renters alike.

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## Community Services:

These include trash collection, publishing newsletters, and website maintenance, providing new resident packets, holding social and recreational functions and holding community wide and sub association informational meetings.

## Governance Services:

These include ensuring that residents are complying with the association's governing documents, that the association is adhering to local, state and federal statutes, enforcing community rules and policies and administering policy review and recruiting volunteers.

## Business services:

These include operating the common property efficiently, performing general maintenance, bidding proposals competitively, investing reserve funds wisely, developing long-range plans and equitably and efficiently collecting assessments.

Providing these services requires good management, (whether by a professional manager/management company or self-managing board of homeowners), strong planning and organization, and carefully monitoring the association's affairs.

It isn't easy, but by fairly and effectively delivering these services, community associations protect and enhance the value of individual homes and lenders' interests in those homes.

At the end of the day, a community association is a business that exists and relies totally on its members to ensure that its income can cover its expenses to remain financially secure.

## PLAYING IN COURTS

Please remember that anyone playing ball / riding bikes / skateboards on sidewalks or in the court parking areas are asked to play away from parked vehicles. With a little consideration damaged cars can be avoided.

The Boards want everyone to have the liberty to play outside and have fun. In doing so we hope you understand the importance of being a good neighbor and being respectful of property that belongs to others and the community. Just another reminder for parents of children whose behavior causes damage to another neighbors or common property that they would be responsible for repairs.

## COMMUNITY EVENTS

Please mark your calendars for upcoming community events the Social Committee has planned:

- Spring Yard Sale:
  - Saturday, May 6<sup>th</sup> (rain date Saturday, May 13<sup>th</sup>)
  - 8 am – 2 pm
  - More details to follow
- Community Day:
  - Sunday, June 25<sup>th</sup>
  - More details to follow

A BIG thanks to all who turned out for the Family Game Event that was held on Sunday, March 5<sup>th</sup>. From all accounts the event was a success and the residents who attended are looking forward to holding the event again next year.

## SPRING FORWARD

That extra hour of sleep goes away on Sunday, March 12<sup>th</sup>. Don't forget to turn to your clocks ahead one hour.