

# Exton Station Express



Welcome Fall!

ANNUAL MEETING OF EXTON STATION. This meeting will be held on November 12<sup>th</sup>.

The Master Board (with the president of each of the four sub-associations) will be present to provide updates on the development and answer questions from residents. If you'd like to submit your questions ahead of time please email

[extonstation@robertwisemanagement.com](mailto:extonstation@robertwisemanagement.com).

Learn about your development! Attend!

COMMUNICATION WITH WISE MANAGEMENT.

When emailing the management office, please make sure the subject line reflects the topic you are emailing about and don't forget to put your street address in the email so we know which sub you are emailing about.

Please do not send notes with your monthly payment to the lockbox. These notes do not get read by the bank as they are only entering payments. The bank mails the notes to our corporate office in Springfield and sometime later, we get the note. The most efficient way to contact the management office is to stop by the clubhouse Monday through Friday between 9 am to 12 noon & 1:30 to 4:30 pm, email us at [extonstation@robertwisemanagement.com](mailto:extonstation@robertwisemanagement.com) or call us at 610-524-6336.

COMMUNITY UPDATES

Landscape/Snow Removal Contracts will be announced at the November 12<sup>th</sup> Annual Meeting.

A new dog station was recently installed near Cassatt for the convenience of residents walking their dogs along Pullman between Astor and Huntington.

The nets in the tennis court area will be removed for the season at the end of this month.

CONTRACTOR REFERRAL INFO

Your neighbors are asking for your help if you have used a contractor in your home and you were pleased with the service and pricing. Residents have requested a list of resident contractor referrals that can be posted on the website. If you have a plumber, electrician, window or deck guy, etc. please forward the contact info to us at [extonstation@robertwisemanagement.com](mailto:extonstation@robertwisemanagement.com).

BEING A GOOD NEIGHBOR

Parents and children are reminded to keep safety and respect for neighbors in mind when playing outside. Children playing in the parking lots should keep clear of parked vehicles as well as watching for vehicles traveling into and out of the lots to prevent a potentially hazardous situation from occurring. Parents should be aware that they would be responsible for any damages to a neighbor's or common property caused by their children.

Exton Station is not an age restricted community. As such, families need to be respectful of neighbors with regards to creating a nuisance or an unreasonable interference with the peaceful living of any other dwelling. This means that whether or not you have a relationship with your neighbor, and you and your neighbor are having a problem, the first step in resolving the problem is to discuss the problem in a respectful manner. Neighbors need to be cooperative when issues need to be discussed. Understanding another person's

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point of view goes a long way in maintaining a peaceful living environment for everyone and helps prevent a simple problem from escalating to a larger contentious situation. If this fails, the next step is to contact the police as the Association does not get involved in neighbor to neighbor disputes.

## REMINDERS:

### ELECTION DAY:

Exton Station will be hosting the voting machines again this year for West Whiteland Township voters during the November election to be held on Tuesday, November 3<sup>rd</sup>. Polls will be open from 7 am to 8 pm.

### PARKING

Reminder for parking vehicles: Please be sure to park your vehicle within the lines of a single parking space. Vehicles cannot be parked in such a way that it prohibits easy access to the neighboring parking spaces. Vehicles should not be parked or backed over the curb as this causes a safety hazard and interferes with pedestrians using the sidewalks.

### LANDSCAPING

Shrubs that were planted this year were replacements for the ones that had died after they that were planted last year and were under warranty. These shrubs need to be watered. The best way to water them is a little trickle for a long period of time allowing the water to soak down to the roots. If the new shrub dies it will not be replaced. Help keep your shrub healthy and Exton Station beautiful. Water your shrub.

### WOODED AREAS BEHIND BUILDINGS

Residents are reminded that storing of wood, furniture, trash or other debris or building of forts in the wooded areas behind the buildings

is a violation of the Rules and Regulations. If any items are found in these areas during daily inspections, please be aware that they will be removed and put out for bulk trash on the upcoming Thursday. We ask for your cooperation in keeping these areas free of trash and other debris as the Association is charged to have these items removed by the maintenance tech.

### COLD WEATHER REMINDERS:

- Make sure to insulate pipes in outdoor closets, garages and basements.
- Outside water faucets should be drained and the valve shut off.
- Clean and inspect chimneys before use. Be aware of birds nesting in the flue.
- Only a half cord of wood is permitted to be stored at one time.
- Keep the temperature of your home at a minimum of 60 degrees to prevent frozen pipes.
- Clean up the outside patio and decks before winter arrives. All items including: bikes, toys and sporting equipment need to be stored away from those areas.

### CONTRACTOR PROBLEMS

If you witness a problem occurring with an Association's Contractors service whether it be landscaping, snow, etc., please take a photo or video of the situation and forward it to the Management office as soon as possible after the event. This will help us get the issue addressed immediately with the Contractor. Not having a photo or getting reports after the fact make it difficult to state your case and get restitution when necessary.

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## **SUB-ASSOCIATION UPDATES:**

### **DRYER VENT CLEANING.**

#### **Jenny Lind & Vanderbilt Village Residents:**

If you are looking to have your dryer vents cleaned, Lint Doctors is offering a price of \$35 for residents in Exton Station. To schedule an appointment, contact John at 610-742-5771.

The inspection includes the following:

- thorough cleaning of all lint screens along the internal exhaust on all dryers.
- inspection of all flex hoses which connect the dryer to the wall for leaks and damage.
- hoses will be thoroughly cleaned if found in good repair.
- the entire dryer vent will be cleaned from inside the residence.
- all flex hoses will be reconnected after the inspection.
- dryers will be returned to their original locations and work area cleaned.

### **RAILWAY SQUARE:**

#### **RAILWAY SQUARE BOARD APPOINTMENT**

Congratulations to Alec Plotkin who was recently appointed by the Board to complete the Member at Large term for Allen Callaway who moved out of the community. This will be Alec's first time serving on the Board.

### **DRYER VENT CLEANING:**

Residents need to contact Lint Doctor at 610-742-5771 to schedule the cleaning of their dryer vents between November 1<sup>st</sup> and November 30<sup>th</sup>. The dryer vent cleaning is mandatory. The tech will need access to your home as the vent is cleaned from inside the unit.

Failure to schedule the cleaning will result in your account being fined \$50 per month until proof of cleaning has been received by the Management office. Each owner's account will be charged \$35 in December for this service. Payments not received by January 31, 2016 will be assessed a monthly late fee of \$25 until the balance is paid. If you have had your dryer

vents cleaned within the past twelve (12) months, please submit proof to the Management office so your account does not get charged the \$35 fee.

### **VANDERBILT VILLAGE:**

#### **Vanderbilt Village Election Results**

The Vanderbilt Village Homeowners Association held their annual election meeting on Thursday, October 15, 2015. Thank you to all who sent in their absentee/proxy ballots and came out for the meeting. Congratulations are in order for Rob Miller and Cheryl Jones who were elected to fill the two open positions. Rob will be serving his second term of office and Cheryl will be serving for the first time. Another first timer is Dan Byrne, who was recently appointed by the Board to complete the Member at Large term for Jason Berthoud who moved out of the community. Tons of thanks go to John Masarone for his years of service on the Board and work on the HOA website. We will MISS you.

### **EXTON LIMITED:**

#### **DRYER VENT CLEANING:**

Residents need to contact Lint Doctor at 610-742-5771 to schedule the cleaning of their dryer vents between October 19<sup>th</sup> and November 19<sup>th</sup>. The dryer vent cleaning is also mandatory. The tech will need access to your home as the vent is cleaned from inside the unit.

Failure to schedule the cleaning will result in your account being fined \$50 per month until proof of cleaning has been received by the Management office. Each owner's account will be charged \$35 in December for this service. Payments not received by January 31, 2016 will be assessed a monthly late fee of \$25 until the balance is paid. If you have had your dryer vents cleaned within the past twelve (12) months, please submit proof to the Management office so your account does not get charged the \$35 fee.