

Exton Station Express



Welcome Fall! Hope everyone had a fun-filled Summer!

Email Addresses/Redboard Notices. All communications are via email and Redboards unless you are on the mail-only list. **NEW.** Please check both sides of the Red Boards for community info.

When responding to an email blast from Exton Station or sending an email to 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. This will also help emails you send from getting overlooked or missed due to the large amount of emails the management office receives on a daily basis.

COMMUNITY EVENTS UPDATE

Community Events Budget. There have been a few questions about the community events and who is paying for them. This past year is the first time in 15 years there have been any community events. There were 3 requests made to the Master Board. After hearing the needs of each planning group, it was agreed to set an annual budget of \$200 for all community events. Eleanor Masters has volunteered to be the Social Chair liaison between the resident planning coordinator and the Master Board. These are the expenses for the past year.

1. Yard Sale. \$45 for newspaper ad
2. Community Day. \$150 for misc items
3. Adult Swim. \$0

Hazardous Waste Collection – Chester County:

This is for residents of Chester County only.
Saturday 10/10/2015 from 9:00-3:00 pm
Government Services Centers
601 Westtown Road, West Chester, PA 19380

Visit this website for more details.
<http://www.chestercountyswa.org/>

Drones Prohibited. As of June 23, 2015, the Exton Station Master Board has banned the flying of drones in any residential areas of the Exton Station Community. This decision was based on the following FAA regulations regarding flying of unmanned aircraft safely and responsibly. Don't fly within 5 miles of an airport unless you contacted the airport and control tower before flying - Exton Station is within five miles of the West Chester airport. If you have a complaint, please call 911 and the police will contact the FAA to start an investigation.

Brogan Landscaping Contract is up for bid this year. Bids are being solicited from vendors at this time.

Vandalism:

IF YOU SEE SOMETHING, SAY SOMETHING!

If you are the victim of vandalism or you see someone damaging a neighbor's property or common area, call 911 immediately. Filing a report with West Whiteland Township police is critical so an officer can be dispatched to investigate the incident as quickly as possible. You should also email the Management office at extonstation@robertwisemanagement.com so we are aware of the situation. Management will have the police perform extra patrols as a precautionary measure.

WHERE CAN I FIND INFORMATION ON THE WEBSITE? EXTONSTATION.ORG

Bird Feeding Guidelines can be found under the Master Board page under Bird Feeding Guidelines and clicking on the PDF file.

Landscape Chemicals. All the material safety data sheets for the landscape chemical treatments can be found under Community Documents – Forms.

Homeowner insurance information can be found under each sub association under Association Documents.

2015 – 2016 budget and snow assessment information can be found under each sub association under Association Documents.

Exton Station Express

REMINDERS:

House Numbers. Please install your house address numbers on the back of your unit if you do not have them on there now. This helps identify homes from the back for service workers and management.

Bus Stop Parking. Parents are reminded to use caution when parking near the school bus stops while waiting for the bus to pick up and drop off their children. Please park on one side of the road to prevent creating a blind one way street and park a safe distance from the intersections to allow for an unobstructed flow of traffic.

Trash. Trash and recycling are picked up on Mondays. Trash and bulk items are picked up on Thursdays. If a Holiday is on a scheduled trash day the trash will be picked up the day after. The dumpsters at the club house are for cardboard only. Please flatten the cardboard boxes before placing them into the dumpster. Card board will not be picked up at the curb. Pizza boxes may be placed in the regular trash but must be in a heavy duty trash bag or trash container. Please note that you will be fined \$50 for putting bulk trash out several days prior to bulk pick up day and \$100 if those bulk items are not picked up by the trash company. These are the charges to the Association to remove these items.

Payment of Monthly Fees. If you are experiencing extenuating circumstances that are preventing you from making your regular monthly payments, please notify the management office as soon as possible so payment arrangements can be made. Failure to respond to late notices and delinquent letters will result in the Association having to turn your account over to the Association's attorney for collection of the debt.

The cost for the collection notice from the attorney is \$135 which is charged to the owner's account. If an owner fails to respond to the attorney's letter, the next step is to file a complaint/judgment. The cost for this service is \$600 plus another \$150 for the complaint filing with District court that will also be charged to the owners account. Sections 3315 (3.h) and 5315 (2.ii.h) (Lien for

Assessments/Application of payments) of the Uniform Planned Community and Condo Acts state: "any payment received by an association in connection with a lien under this section shall be applied first to any interest accrued by the association, then to any late fee, then to any costs and attorney fees incurred by the association in collection or enforcement and then to the delinquent assessment". This means that any monies paid on an outstanding balance are posted to the oldest balances first. Also as stated in the Association late fee resolutions, if a payment is not received by the 15th of the month, a \$25 late fee will be added to the account balance for each month that the balance is past due. This means that as long as there is a balance on the account, whether future payments are received by the 15th of the month, a late fee will be charged until there is a zero balance on the account. The Boards are willing to work with residents to avoid having to take legal action as legal and court expenses of \$885 add to the outstanding amount due. As long as an owner adheres to an approved payment plan, legal action can be avoided.

Please note that as long as there is a past due balance on your account, you are not permitted to use any of the amenities (pool, tennis courts, clubhouse rental), vote in any election, run for any office or participate in any committee. The Association Declaration requires that residents must be in "good standing" to use these privileges. If you are an owner who is renting their unit, this situation negatively impacts your tenant as they will also not be able to use the amenities.

Prevent burst/frozen pipes. Now is the time to make sure that exposed water pipes get insulated to prevent freezing during the frigid winter months. Winter temperatures have gone dropped significantly below freezing for numerous days at a time during the past several seasons causing frozen / burst pipe issues in the community. Pipes at most risk for freezing include: Exposed pipes in unheated areas of the home, pipes located in exterior walls and any plumbing on the exterior of the home. Garden hoses should have frost-proof spigots to avoid the potential of a burst interior pipe. If your exterior pipes are not insulated, you may want to install inexpensive foam pipe insulation around

Exton Station Express

exposed exterior pipes or wrap problem pipes with thermostatically controlled heat tape. The heat tape should be turned off during the summer months. Being proactive now will help prevent a situation during the winter freeze leaving you or a neighbor without water or a potential burst pipe causing an emergency plumbing situation which could be costly. Please remember that upper unit pipes run through lower unit exterior utility closets so it is critical that the area holding the pipes is protected to prevent both the upper and lower unit from experiencing frozen or burst pipes and the damages caused as a result of either of those situations. Per the association documents, unit owners are responsible for damages caused to a neighboring unit or the common area as a result of not properly maintaining your unit.

Heater/Dryer Vents.

Residents should make sure that during their annual heater inspections the tech is checking their heater and dryer vents for bird nests. These vents are the perfect place for nesting birds during the cold winter months. While the area is great for the birds it is not so good for the vents and poses a potential fire hazard. The installation of a bird vent guard should help eliminate this problem.

SUB-ASSOCIATION REMINDERS:

Exton Limited Condo:

Residents in Chessie and Roundhouse Courts will be receiving a notice with contractor info regarding the dryer vent cleaning around October 1st. Deadline to have the vents cleaned and forward proof of the cleaning to the management office is April 30, 2016.

Vanderbilt Village HOA:

Vanderbilt Village has scheduled their election meeting for Thursday, October 15th. The purpose of the meeting is to elect two (2) members for three (3) year terms to the Vanderbilt Board. Information on the candidates and voting process was mailed on September 11th. Residents can fax (610-524-0669), email (extonstation@robertwisemanagement.com), drop off at the management office or bring their ballots to the meeting. If you are not able to attend the meeting, your ballot must be received

in the management office by Tuesday, October 13th. Each unit is entitled to only one vote and if you have a past due balance on your account, you are not eligible to vote.

Railway Square Condo:

The Board wants to remind residents that sprinkler system repairs should be addressed as soon as possible. It is the owner's responsibility to have repairs completed. The Owner is ultimately responsible for damages to their unit and any other units or common area if the system fails as a result of burst pipes, a fire or any other catastrophic event. You should also be aware that your insurance carrier may deny claims in these situations for failure to regularly maintain the system.

Jenny Lind HOA:

The Board wants to remind residents who received notices regarding repairs, power washing and staining of decks that the September 30th deadline is fast approaching. An inspection will be completed during October to identify those decks which are non-compliant. Please note that if these items have not been addressed, the owner will be fined \$50 if a second notice is sent and if a third notice is required a fine of \$100 will be charged to your account. Fines will continue to be assessed to your account until the work is completed.

The Fall Equinox arrives on Wednesday, September 23rd which brings shorter days and longer nights.

EXTON STATION ANNUAL MEETING:

A notice regarding the Exton Station Community general informational meeting will be mailed this week. The Master Association will be holding a general meeting on Thursday, November 12, 2015 at 7 pm in the clubhouse. Community updates for the Master and Sub Associations' will be presented as there are no elections due for 2015.

