



MALVERN HUNT

Community Update Summer 2009

From The Board Members:

At the May 5th 2009 Annual Meeting Wil Sandvik was elected for a 3 year term as a Director. Lou Franzini is in his final year and Barry Walsh has two years remaining as Directors.

On May 14, the Board of Directors met and elected the following Directors to Board positions to serve for the 2009-2010 period.

President - Lou Franzini

Vice President- Barry Walsh

Treasurer – Wil Sandvik

Secretary- Open

ARC & Rules/Regulations -Pat McLennan

Pat McLennan a non voting board member is relinquishing her title as Secretary, and volunteered to oversee the ARC process and Rules & Regulations.

Working with Pat, on the Architectural review process are homeowners Beth Groseclose and Carmine Fuscina.

The Board has an opening for a Secretary and welcome homeowners from the Ridings, Chase or Reserve to serve as Secretary. If you have an interest in volunteering a few hours a month kindly contact a board member. Your assistances would be welcomed and appreciated.

Annual Meeting:

The HOA Annual Meeting was held on May 5th at the East Whiteland Township Building. The minutes of that meeting have been posted under the Minutes tab.

Malvern Hunt Newsletter:

We have attempted for the past few years to publish a community newsletter written quarterly with ads, and articles of interest, welcoming new homeowners to the community and sharing information of mutual interest to all homeowners.

Barry Walsh has volunteered for this assignment and we are welcoming homeowners with creative ideas to work with Barry to develop a newsletter by September. We continue to encourage homeowners to review information on the website including minutes of Board meetings and the Financials. If you have ideas or suggestions for a newsletter please send your ideas to Barry, via the website.

Our webmaster John Lauber is a Malvern Hunt homeowner. John has invested a considerable amount of time during the past 4 years in maintaining our website to bring the most current information available to homeowners. John has met many deadlines, and no matter what is asked, the board members appreciate John's efforts and commitment that serve the community. Thank you John!

Shearon:

Shearon has advised that planting of flowers at the front entrance will be completed by the end of May. Shearon also took the necessary steps to correct a dandelion problem through out the community in early May. Shearon explained that the fall application did not perform up to expectations, and another treatment was applied a few weeks ago.

Shearon manager Steve Thornton was on site, to supervise the May application, and it has since made a difference. Shearon did not charge for the community for the corrective application.

We regret to report that another tree was lost a few weeks ago to vandalism along Malvern Hunt Way which has been removed. We sincerely hope that we do not experience the issues from last summer with trees along Malvern Hunt Way.

Landscaping Issues:

Recently Steve Thornton local manager of Shearon met with Theresa Campbell of CCR Management to discuss issues that impede Shearon's ability to cut lawns. Along the open space and in the rear of homes in the Chase and Reserve, Shearon has also called to attention items that present a potential hazard when performing their general landscaping.

Shearon has requested those homeowners who use the open space and their lawn areas to kindly remove items as toys, balls, badminton nets, and other items that make it difficult to cut the lawn.

Additionally these items could cause serious injury to someone if they are accidentally cut and then projectile and injures someone.

As a general rule Shearon performs their landscaping on Thursday and Friday. We are asking for the cooperation of homeowners to remove play items after use, allowing Shearon the ability to perform their work with minimal obstruction.

We appreciate your assistance in this matter.

Lawn Watering:

The summer season is fast approaching and brings with it days of dry and burning heat along with burnt lawns due to a lack of watering. Shearon is requesting the cooperation of all residents to water their lawn and trees either with the use of their sprinkler system or hand hose.

As a reminder to homeowners in the Chase and Reserve the HOA will not repair lawns or replace dead bushes or trees because of failure to water by a homeowner. Shearon has estimated \$5000 to re-sod a lawn and recommends that the least expensive solution to a burning lawn is frequent watering. We appreciate your consideration and interest for this issue.

Sprinkler Systems:

Automatic Rain Corporation of West Chester has begun their turn on servicing agreements for the 2009 season. Again this year Automatic Rain is offering Malvern Hunt homeowners preferred pricing of \$150. If you are interested in contracting Automatic Rain contact Bambi at 610-431-2701.

Malvern Hunt Real Estate Values:

Despite the overall weak economy real estate values in Malvern Hunt are holding up reasonably well. Buyers are attracted to the location of the community and we appreciate the recent favorable comments received from homeowners that the community looks great. Thank You!

Communications & Homeowner Issues:

As a friendly reminder all issues relating to the open space, landscaping, snow removal, architectural request or friendly complaints or general questions are best serviced by Theresa Campbell of CCR Management 610-363-1322. Occasionally homeowners present questions via the website that are presented to the Board of Directors.

Theresa is Malvern Hunt's community manager and handles most issues and questions that arise. The Board members are not available to address some of the questions that filter through the webmaster, and working with Theresa will generally provide homeowners a quick response.

Theresa is well versed on topics from landscaping to paint colors, and works directly with the contractors. We thank you for your understanding.

Compressor Station Mufflers:

A representative from FERC has contacted the board members and advised that the second muffler has been installed at the compressor station, and both mufflers should be operational by June 1st. Williams/Transco will be completing another noise survey after the pipeline project in the fall.

Level 3 is now performing the moving of the fiber optic line, and Williams is expected to begin the pipeline project on June 15th.

Speed Limits:

Recently a homeowner questioned the speed limits in Malvern Hunt noting that drivers are at times driving at excessive speeds through out the community. There are areas in the community that warrants reduce limits along Malvern Hunt Way and on the side streets.

As a reminder there are signs posted 30 MPH along Malvern Hunt Way. The speed limit on interior streets is 25 MPH. We ask all drivers to abide by the speed limits and to exercise caution when driving in the community

Maintenance Items:

Projects under consideration are as follows.

1. Seal coating parking lots at the tennis courts as recommend in the Reserve Study.
2. Painting the white trim surround the front entrance walls.
3. Installing electrical line for the rear entrance walls with sign lighting.
4. Sidewalk repair at the bridge on both sides of Malvern Hunt Way.

Approved maintenance items year to date.

1. Additional mulch at the tot lots. \$1750
2. Power wash tennis courts surface, surface crack repairs and center strap replacements for all nets. \$2000.

Have questions relating to paint colors?

CCR Management has advised that MAB was recently acquired by Sherwin Williams. Homeowners in the Reserve use the original builder colors from MAB and those colors will continue to be available.

Duron Paint Co. was also acquired by Sherwin Williams. Homeowners in the Chase use colors manufactured by Duron. Both the Reserve and the Chase can now purchase their paint colors at one location.

Specific paints for the Chase and Reserve are now available from MAB/**Sherwin Williams Paint 227 N. Pottstown Pike Exton, Pa. 610-363-5620.**

The soon to be published Rules and Regulations will be updated with the exact formulas as an easy reference guide that homeowners may present to the store attendant.

Exterior Paint Colors for The Reserve:

Front Door: MAB Seashore Semi-Gloss Exterior- **Cedarwood.**

Garage Door: MAB Seashore Semi-Gloss Exterior - **Weller Tan.**

Trim: MAB Seashore Semi-Gloss Exterior - **Weller Tan.**

Decks: Clear, semi-transparent, or cedar color stain is accepted. Paint is not acceptable.

Exterior Paint Colors for The Chase:

Front Door: Semi-Gloss **Exterior Black.**

Garage Door: Semi-Gloss Exterior **Malvern Hunt Wheat Sheaf.**

Trim: Semi-Gloss Exterior **Malvern Hunt Wheat Sheaf.**

Decks: Clear, semi-transparent, or cedar color stain is accepted. Paint is not acceptable.

MAB is offers a Malvern Hunt discount to all homeowners, at the Exton store only.

Thank You for the Video Assistance:

Thank you to the many homeowners who volunteered for the video project. Homeowner Jeff Katz video taped the open space, and sidewalks areas for the Williams Pipeline Project on May 9th. Having a documented proof of the condition of the sidewalks, open space, and trees was important before the pipeline project should question arise after the project. We thank Jeff for his time.

Rules and Regulations Guidelines:

The Rules and Regulations guidelines will be published and distributed within the next few weeks.

Purchase of a home in Malvern Hunt brings with it acceptance of use restrictions which provides the structure for operation and management of the residential community concept. Included are

certain obligations, financial responsibilities and rules of the community. The rules and regulations set the framework and expectations maintaining continuity and consistency for the community where homeowners live.

Most rules are merely expressions of courtesy and consideration for neighbors and a respect for the investment in a community. The rules establish standards for our community as required in the declaration Article IV Use Restrictions.

Specific purposes of these rules include:

- Enforcing the community's maintenance standards, policies and rules in a fair and diplomatic way.
- Protecting, enhancing and promoting Malvern Hunt.
- Governing the use of common areas and amenities.
- Establishing architectural guidelines and design standards in the Chase and Reserve to ensure compliance with the overall design scheme of the community.
- Establishing rules for use of all common facilities.
- Protecting and preserving the property and assets of the community and its owners.

We invite homeowners to submit questions at any time to Theresa Campbell of CCR Management.

Finances:

As a reminder the 2nd half 2009 Annual Assessment payment will be mailed to all homeowners during the first week of June. Kindly remit your payment to CCR Management. Timely payment is the cash flow for the community to pay for landscaping, electricity, water, taxes and other commitments and services.

Thanks Barry!

A note of thanks to thank Barry Walsh for serving as President during the past 3 years and we sincerely appreciate the many days and long hours that Barry volunteered.

Barry was instrumental in transitioning Malvern Hunt from the builder in early 2006, along with homeowners John Polizzi and Denise Lauber. Barry effectively represented the community on township matters while ensuring that Malvern Hunt is a well cared for family community.

Barry's efforts are appreciated but none more than when he requested the township to assume responsibility for all of the streets in Malvern Hunt. Had Malvern Hunt assumed the repair, maintenance, and snow removal for all of the side streets on either side of Malvern Hunt Way, in The Ridings, Chase and Reserve it would have been impossible to have the current level annual assessments, and the Reserve Fund would have been underfunded by \$500,000.

It's a point worth mentioning because too often the volunteer efforts go unrecognized.

Best wishes for an enjoyable summer season!

