



Monroe Court Newsletter



Fall 2012

IMPORTANT ANNOUNCEMENT!!

Letter from the Board of Directors

To all Monroe Court Homeowners and Residents:

The BOD hopes you had an enjoyable Summer! We have been especially busy this year and changes are coming!

As of January 1, 2013, Monroe Court will have a new management company!!!

The BOD has contracted with **Premier Management of Skippack** for 2013 and is already in the process of transferring records from Reese Management to Premier and working with Premier to execute the transition. Over the next few months the BOD will be providing guidance to homeowners on the redirection of monthly payments, contact information for Premier Management, etc. via mail and the website (www.monroecourt.net). Your attentiveness and cooperation will be greatly appreciated. We all need to work together to make this transition as smooth as possible. We do expect to encounter some glitches but your cooperation will minimize inconveniences for everyone concerned. The BOD is confident that Premier Management will provide exceptional service to the community as a whole and to all homeowners.

Reese Management is on contract until December 31, 2012 so continue to send in payments to the current address and contact Reese for any issues. New coupon books will be mailed by December 1, 2012 to facilitate the change of address for your January payment. If you rent your unit, please keep us informed of your current address. To avoid any late fees, please make sure you send your 2013 payments to the correct address. There is no change to the monthly fee for 2013.

The BOD negotiated fair and economical contracts with Premier Management and the current propane, landscaping, snow removal and disposal contractors.

The revised Rules and Regulations will be available soon after the new management company is on board.

Holidays lights/decorations can go up after November 15 and must be removed by January 15. If you have a party, please have your guests park their vehicles in accordance with the community regulations.

The BOD would like to thank everyone who has worked with us throughout the year to keep Monroe Court a nice place to live. We have had a lot of opportunities to meet homeowners and residents for various reasons and we hope you are satisfied with our response your needs as well as with all other aspects of our job as a BOD. Feel free to contact us anytime via e-mail. The BOD wishes you and yours a happy and healthy holiday season.

Visit www.monroecourt.net for more information

Community Information

ANNUAL HOMEOWNERS' MEETING AND BOD ELECTIONS – To be scheduled for January 2013 - a formal announcement will be mailed in November with the date and time, location, tentative agenda, information on nominations, proxy voting directions and forms. There is a vacancy on the BOD. If you are interested in becoming a member of the BOD, feel free to contact us via e-mail at bod@monroecourt.net. The current board members would like to return in 2013.

FIRE PREVENTION MONTH – October is Fire Prevention Month! It is time to change the batteries on your smoke and carbon monoxide detectors. Also, you may want to consider purchasing new **carbon monoxide detectors** since your home is one year older and their life span may be expired. Follow installation instructions carefully as incorrectly installed detectors can give a false read. Having few fire extinguishers around the house and an exit plan are strongly recommended!

Quick Reminders

Parking – To avoid a towing expense, park only in driveways and designated parking spots.

Snow Plowing – Vehicles should not be parked in a way that hinders plow maneuverability. If the plow cannot do its job because a vehicle is blocking its progress, the vehicle will be towed at the owner's expense.

Snow Clearing – Homeowners are responsible for clearing the sidewalk along the street in front of their unit within 24 hours of the end of the snowfall. However, it would be courteous to pedestrians if clear your sidewalk as the snow accumulates. The contractor will clear the common area sidewalks/trails. Homeowners are responsible for their driveways.

Animals – Keep them on a leash and clean up after them.

Satellite Dishes – Permitted only on rear roofs.

Trash – Put cans out no earlier than Tuesday evening and return to garage no later than Wednesday evening. **Put house number on receptacles.** Trash pickup will be delayed to Thursday if the Monday, Tuesday or Wednesday is a holiday.

Speeding – The speed limit in the community is 25 mph.

Children at Play – Watch for children running/riding between parked cars and parents are asked to clean up toys, etc. when not in use.

Resale – Contact Reese Management (up to December 31, 2012) if you're selling your home to make sure all paperwork is in order for an impending sale to avoid settlement delays. New management company contact information coming soon.

Contacts – Contact the BOD at bod@monroecourt.net or P.O. Box 1304, Skippack, PA 19474. Up to December 31, 2012, contact Reese Management at 610-962-7800. New management company contact information coming soon.

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HAPPY HOLIDAYS!