



# Monroe Court Community Newsletter

## Fall 2011

### Meeting Information

**ANNUAL HOMEOWNERS' MEETING AND BOD ELECTIONS** – To be scheduled for January 2012 - 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](mailto:bod@monroecourt.net). The current board members would like to return in 2012.

### Letter from the President

To all Monroe Court Homeowners and Residents:

The BOD hopes you had an enjoyable Summer! We have been busy and want to share a few things with you.

The BOD has encountered many situations where homeowners/residents misinterpreted the existing rules and regulations or the guidelines did not cover newly presented situations. The BOD has carefully reviewed the current rules and regulations document over the past few months in an effort to provide you with a thorough, more clear and up-to-date set of rules and regulations. A revised set of rules and regulations will be sent to all homeowners at their mailing address on file with Reese Management. Please be sure that your mailing address is current with Reese. The document will also be available on the community website sometime in January 2012.

The BOD has also encountered many questions/complaints about issues that do not fall under the BOD's or the management company's responsibility. These issues include excessive noise from neighbors, strange behaviors, criminal activities and occupancy restrictions. These issues need to be taken up with the State Police (911, if an emergency, or 610-584-1250) and/or the township (610-454-0909).

The holidays are coming! 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.

John Rockwood  
President

### Community Information

**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 their life span may have 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 good too!

**Shutters and Doors and Stucco Maintenance** – Homeowners are responsible for the maintenance of the exterior of their units. This includes the shutters, front door and the stucco. If painting or replacing the shutters or painting the front door, the color used at Monroe Court is Bordeaux (or Burgundy). There are many variations of Bordeaux and the BOD recommends you use a similar color that does not deviate too much from the original color. The stucco color at Monroe Court is beige. It is impossible to get a perfect match between old and new stucco so homeowners are asked to match the existing shade as best as you can when repairing the stucco.

### Quick Reminders

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

**Snow Plowing** – Yes, it is coming! 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 as well as the roads.

**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 pick 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 if you're selling your home to make sure all paperwork is in order for an impending sale to avoid settlement delays.

**Website** – Visit [www.monroecourt.net](http://www.monroecourt.net) for more community information.

**Contacts** – Contact the BOD at [bod@monroecourt.net](mailto:bod@monroecourt.net) or P.O. Box 1304, Skippack, PA 19474. Contact Reese Management at 610-962-7800.