



Monroe Court Community Newsletter

Summer 2012

Letter from the President

To all Monroe Court Homeowners:

The heat of the Summer is upon us! We want you to have a safe Summer so please remember -

- The use of fire pits, chimeneas or any open fires is prohibited on or under decks, around the buildings and on lawns.
- Small children's pools are permitted. Pools under decks and on lawns must be emptied when not in use and stored each day.
- Chairs, tables, etc. used on lawns must be stored at the end of each day.

You may have noticed a decrease in your propane bill! We are in the process of completing negotiations with Direct Propane. Part of the new contract is to remove the \$10.00 meter reading fee which has already taken place. More details will be available once the negotiations are complete.

Here are a few other updates:

- Ches-Mont Disposal is now United Waste and we have renewed our contract with United Waste at the same cost as last year.
- Strouse Landscaping's contract has also been renewed at the same cost as last year.
- The management company's contract will expire this year and the BOD is actively deliberating their renewal as well as soliciting bids from other management companies.
- The effort to collect delinquent fees is ongoing. Prompt payment of fees keeps legal costs down and we appreciate those who pay regularly.

The revised Rules and Regulations document has been delayed and should be available by the end of the Summer. The revision will contain updates to existing guidelines as well as several new guidelines. Two of the new guidelines have been posted on the website at www.monroecourt.net. Homeowners are bound to follow these and all guidelines set forth in the Rules and Regulations document.

Homeowners are also bound to inform their tenants of the community guidelines. Any violation by tenants will be communicated directly to the homeowner and the homeowner will be responsible for paying any violations incurred until the violations are corrected. Homeowners should also share any other information pertinent to the community with their tenants.

Thank for your cooperation during the driveway sealing.

Feel free to contact the BOD/HOA any time at bod@monroecourt.net.

John Rockwood, President

Community Information

Homeowner Landscaping – Homeowners are responsible for maintaining the garden in front of their unit and around and under their decks. This includes weeding, mulching, trimming shrubs/trees and removal of dead shrubs/trees. Homeowners can contact the contractor of record, Strouse Landscaping, at 610-409-8077 to obtain individual quotes for their landscaping needs.

House Maintenance and Repairs – Homeowners are also responsible for maintaining their unit's exterior elements in keeping with the original construction. Homeowners are asked to regularly inspect their home's exterior for deterioration or damage. This includes, but is not limited to, stucco and concrete cracks, roofs, windows, doors, shutters and decks. The builder warranty is no longer valid so homeowners are responsible for all expenses, hiring contractors and township permits, if needed. Early detection and repair can save you a lot of money, keep you and your neighbors safe and maintain the value of your home and the entire community.

Reminders

Illegal Activities – If any illegal activities are occurring in the community, contact the Pennsylvania State Police immediately.

Trash – Put receptacles out no earlier than Tuesday evening and return to garage no later than Wednesday evening. Please put your house number on each receptacle to avoid mix ups.

Parking – Park in driveways and designated parking spots. Vehicles with outdated registration and/or inspection will be towed at the owner's expense. Vehicles that have obvious damage or are otherwise not operational will also be towed at the owner's expense. No warnings will be given.

Animals – Keep them on a leash and clean up after them. Zero tolerance is in effect.

Satellite Dishes – Permitted only on rear roofs.

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

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

Resale – Contact Reese Management if you're selling/refinancing your home to make sure all paperwork is in order for an impending sale/refinance to avoid settlement delays.

Website – Visit www.monroecourt.net for more community information.

Contacts – Contact the BOD at bod@monroecourt.net or P.O. Box 1304, Skippack, PA 19474. Contact Reese Management at 610-962-7800.