



Monroe Court Community Newsletter

Spring 2011

Letter from the President

To all Monroe Court Homeowners and Residents:

The Annual Homeowners Meeting was finally held on March 23 after several attempts to schedule it earlier in the year were thwarted by the weather! Minutes of the meeting will be posted on the website but several of the topics discussed at the meeting are included in this newsletter.

The 2011 BOD elections took place and, except for one position, all 2010 BOD members will remain. Anyone interested in filling the empty position on the BOD should contact me via e-mail at bod@monroecourt.net. We could use the help.

Although we had a large amount of snow this season and the bills were over the budget, there will be no snow assessment. The financial position of the community is recovering and efforts to recoup delinquent monies are ongoing.

There will be a lot of activity throughout the community by contractors doing repairs, maintenance and improvements. We ask that you be patient during the activities as there may be some inconveniences to you and make sure children stay away from the work sites and equipment. Please contact the BOD if you have any questions.

John Rockwood, President

Community Information

Vandalism and Dumping – More acts of vandalism as well as dumping of trash and shrubs in the woods have been discovered in the community. In addition to this being unacceptable behavior, it results in additional costs to the community and you. The BOD and Reese Management cannot be everywhere all the time so it is greatly appreciated when a homeowner assists by being an extra set of eyes and reports such activities. The State Police have been notified.

Monroe Court Community Yard Sale – A yard sale is scheduled for Saturday, May 14th, 8 a.m. to 2 p.m. If you are interested in participating, start gathering sale items! For more details about advertising, etc., contact Keely Manning at 610-504-6668 or keely.manning@gmail.com.

New Landscape Contractor – Strouse Landscaping of Skippack is the new landscape contractor. The community saved \$10,000 by changing landscapers.

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 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 and keep you and your neighbors safe. You would also be maintaining the value of your home as well as the entire community.

Reminders

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.

Bus Stop – Parents are asked to park in designated parking spots when loading/unloading their children each day. This is for the safety of your children and other residents driving through, not to mention being courteous. The State Police are aware of this situation and will issue tickets if warranted.

Parking – Park in driveways and designated parking spots. Vehicles with outdated registration and inspection will be towed at your expense. Vehicles that have obvious damage or are otherwise not operational will also be towed at your expense.

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 your home to make sure all paperwork is in order for an impending sale 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.