



# Monroe Court Newsletter

## Spring 2013

### Letter from the Board of Directors

To all Monroe Court Homeowners and Residents:

Spring has finally arrived and we hope you and yours are doing well!

The landscaper has started to clean up the community and it won't be long before we are all outside enjoying the warm weather and working on the outside of our homes! Remember - Homeowners are responsible for the weeding, mulching, etc. of the beds and any exterior maintenance such as painting/replacing doors and shutters.

Our new management company, Premier Management, has been working with the BOD constantly and has provided excellent service. We hope you feel the same way.

There have been numerous complaints about dog owners not picking up after their dogs throughout Monroe Court and adjacent properties. There is a zero tolerance policy in effect for the community and it is a township ordinance to clean up after pets. This is a disgusting violation and it is hard to monitor. The BOD can only fine identified individuals so, if you witness this behavior and want to report it, contact Premier Management with as much information as possible.

The revised Rules and Regulations were delayed but will be available soon. Please take some time to review when they arrive. If you rent your unit, please share the document with your tenants to avoid receiving fines.

Efforts have continued to settle the delinquent accounts. It has not been easy. We want to thank those homeowners who pay on time and encourage those who may fall behind to contact the BOD to avoid further action.

Feel free to contact us anytime via e-mail.

### Community Information

**Recycling Receptacles** – Homeowners can purchase a larger recycle receptacle with/without a lid from any store as long as it is clearly labeled "RECYCLING." The HOA is not responsible for any damage/loss and you should put your unit number on the container.

**Shutters and Doors** – The BOD recommends Home Depot's Behr Exterior **Bordeaux** for shutters and front doors. If you need to replace your shutters, Home Depot's Builder's Edge Raised Two Panel Vinyl Shutters in **Bordeaux** should be used. If you wish to hire a contractor, please make sure they are aware of the color to be used. Or, you can call **Taylor Made** at 215-266-3348. They are aware of the paint and shutter requirements and they are insured. They will also be able to schedule several homes at a time which may equate to some savings for you.

**Loose Trash** – Please help by picking up trash blown around by the wind.

**Lanterns** – The securing of lantern poles is almost complete.

### Quick Reminders

**Speeding** – The speed limit in the community is 25 mph. Please slow down!

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

**Outside Storage** – Storage is not permitted under decks or on patios.

**Chimineas** – Use of chimineas (or any other open fire appliances except grills) is not permitted.

**Parking** – To avoid a towing expense, park in driveways and designated parking spots only. No warnings will be issued prior to towing. Temporary parking is permitted in the street but flashers must be on.

**Animals** – Keep them on a leash and clean up after them. Zero tolerance is in effect for not cleaning up after them.

**Trash** – Put receptacles 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 (for 2013: Memorial Day, Labor Day and Christmas).

**Contacts** – Contact the BOD at [bod@monroecourt.net](mailto:bod@monroecourt.net) or P.O. Box 1304, Skippack, PA 19474. Contact Premier Management at 484-534-5411 or [monroecourt@premiermanagementcompany.com](mailto:monroecourt@premiermanagementcompany.com).