



# **Monroe Court Newsletter**

## **Summer 2013**

### ***Letter from the Board of Directors***

To all Monroe Court Homeowners and Residents:

Thank you for your (and your guests') cooperation during the 4<sup>th</sup> of July Fireworks!

Speed limit signs indicating 15 m.p.h. were installed in error and have been replaced with 25 m.p.h. speed limit signs. Be careful when driving through the community.

### **Important Announcement**

Monroe Court homeowners are responsible for maintaining the exterior of their units in accordance with the architectural guidelines set forth in the Monroe Court Rules and Regulations, Revision B, dated April 22, 2013.

In the Spring 2013 newsletter, homeowners were given detailed information on the maintenance of their unit's shutters and front doors since, over time, the colors have faded and some shutters have broken. Specifically, Section 2, paragraphs 2.7 and 2.8, of the Rules and Regulations, provide the architectural guidelines for such maintenance. Several homeowners have performed this maintenance and their units look great!

In order to maintain the overall appearance of the community, homeowners who have not performed this maintenance are being asked to do so by **October 27, 2013** to avoid any warnings or fines. A formal notice will be sent to all homeowners via regular mail stating same.

The recommended paint is Home Depot's Behr Exterior Bordeaux. 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 for this maintenance, please make sure they are aware of the color/style to be used. Or, you can call Taylor Made at 215-266-3348 for an estimate. They have agreed to give everyone the same estimate based on your model and will be able to do multiple homes at a time which may result in savings to you.

If, for some reason, you are unable to meet this requirement or if you believe your shutters/door do not need fresh paint/repair/replacement, you must submit a request for a waiver by contacting Premier Management at 484-534-4411 or [monroecourt@premiermanagementcompany.com](mailto:monroecourt@premiermanagementcompany.com). A review of all requests for a waiver will be conducted on a case by case basis to resolution.

### ***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. Toys, pools, etc. must be stored when not in use.

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

**Chimineas** – Chiminea use (or any open fire appliance 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 should 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 (see website General FAQs for 2013 holidays).

**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).

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