

# VALLEYBROOK HOMEOWNERS ASSOCIATION NEWSLETTER APRIL/MAY 2009

## Mark Your Calender

May 12 – Members Meeting  
May 15 – Bulk trash Pick Up  
June 9 – Members Meeting  
July 14 – Members Meeting  
August 11 – Members Meeting  
September 8 – Members Meeting  
October 13 – Members Meeting  
October 27 – Annual Elections  
November 10 – Memebtrs Meeting  
December 8 – Members Meeting

**\*Members meetings will be held at 7:00 pm. On the second Tuesday of every month in the clubhouse. Meeting minutes are available for review at that time and on the website. All members in good standing are encouraged to attend and participate.\***

## **2009 Board of Directors**

President – Bill Kouba  
Vice President – Jack Caprez  
Secretary – Lisa Howser  
Co-Architecture Director – Chris McGeehan  
Co-Architecture Director – Jeff Howser  
Co-Treasurer – Andy Orr  
Co-Treasurer – Jim Hegarty  
Co-Facilities Director – Rich Oliver  
Co-Facilities Director – Andy Zachar

Please feel free to contact your board with questions or concerns regarding our community, its facilities, architectural questions and applications. Board members may be reached via e-mail through Valleybrook's Website – [www.vbhainc.org](http://www.vbhainc.org). Each board member has their own e-mail account so you can contact them directly. The clubhouse phone number is 610-459-4857

## **BULK TRASH COLLECTION**

Is set for Friday MAY 15, 2009. This semi-annual collection is for large household items such as furniture or carpeting.

Place large items curbside on Thursday evening, September 11<sup>th</sup> for a very early morning pick-up. If you want to discard air conditioners or refrigerators, you **MUST** contact Laxton Enterprises (610) 358-1288 prior to the scheduled pick up.

Please do not place any of the following items out for pick-up: Building supplies or materials of any kind, concrete, flammable materials or hazardous waste, or auto parts.

These items **CANNOT** be collected. Check the local newspaper for Delaware County hazardous waste collections in our area.

The board would like to remind you that this Bulk collection is for residents **ONLY**. While some of you may think it's free, we all pay for it. Please don't allow your friends and relatives to dump their large items here. Increased dumping fees charged to our contractor will trickle down to increased costs for Association Members.

**Regular Trash** is collected every Tuesday and Friday. Trash should be placed in **COVERED TRASH CONTAINERS** and shall be placed at curbside for collection after sundown on the day immediately preceding the day of collection. Empty containers shall be removed from the curbside no later than 11:00pm on the date of collection. Garbage containers must be discreetly concealed/stored from public viewing. Trash bags may be placed at curbside no later than 6:00am the morning of the scheduled collection.

## **Architectural Message**

To let everyone know, over the next several months the Architectural committee will be reviewing all homes in Valleybrook for compliance to our governing documents. Letters will sent to those homeowners that are not in

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compliance with our documents.

If you are selling your home, we would like to suggest you take advantage of a pre-5407 certificate inspection. Should there be a non-compliance issue, you would know about it well in advance of the certificate being issued. And, time is sometimes short for the purchase agreement and settlement, for your home to be in compliance. If interested, please e-mail us at [vbharch@yahoo.com](mailto:vbharch@yahoo.com)

Please mention your house number and telephone number where you can be reached. This is a service to our neighbors at no additional cost to the 5407 preparation fee. Your Realtor can visit our website [www.vbhainc.org](http://www.vbhainc.org) to acquire 5407 paperwork.

Please e-mail us with any suggestions, questions, or concerns at [vbharch@yahoo.com](mailto:vbharch@yahoo.com).

This is important to all homeowners – If you are going to do work on the outside of your home, an Architecture Control Form **must** be submitted prior to the work being scheduled. This will eliminate any problems you may encounter if you do not submit the form. Thank you for your cooperation.

## Newsletter/Communication Information

**It is time that Valleybrook entered the information age. The Board of Directors would like to start communicating with the community via e-mail. Newsletters will be sent via e-mail and will be available on the website from now on. Please make sure that we have your e-mail address so you may receive the newsletter or any other important information. Send an e-mail to [vbhinfo@yahoo.com](mailto:vbhinfo@yahoo.com) to be placed on the list. Your information will not be shared with anyone. We thank you in advance for your cooperation.**

## Parking Reminder

Valleybrook does not have assigned parking spaces. It is common courtesy, however, for homeowners with more than one vehicle to park one vehicle in front of their unit and the remaining vehicle(s) around the island. Remember to please **RESPECT** your neighbors and their right to park in front of their homes as well. Residents are reminded to ask their guests to park around the island so as not to take prime parking spots from their neighbors. Clubhouse renters are also reminded to ask their guests not to park in front of homes.

## Animal Reminder

**PLEASE** keep your pets on a leash at all times and don't forget to pick up after **YOUR** pet. They are **YOUR** responsibility. There is no more Pooper Scooper to come around and pick up after you and your pet.

By majority vote, the Board of Directors of the Valleybrook Homeowners' Association, Inc. hereby amends Section 2.11 and Appendix A of the Village of Valleybrook Rules and Regulations by adding the following:

Unattended animals on common property and unattended animals (even if leashed) on private property other than that of the animal's owner shall be subject to a fine of \$200.00 for a first offense. All other violations of Section 2.11 including without limitation animal use of common property other than designated animal walks and to and from animal walks and failure to remove animal litter from animal walk areas or any other property shall be subject to a fine of \$100.00 for a first offense.

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This Amendment was executed January 1, 2008.

May 23, 24, 25, 30, 31 1pm – 8pm

June 6, 7 1pm – 8pm

June 13 – Sept 7 1pm – 8pm

## VB Website

Valleybrook has a website – [www.vbhainc.org](http://www.vbhainc.org).

Please check it regularly for updates and important

information. You will find e-mails for all Board members, the community calendar, architectural specifications and forms, 5407 information, governing documents, and primary area contacts. Feel free to look around and give us your feedback.

## Clubhouse Information

Andy Orr is available on **Tuesday nights from 8-9:30 pm.** in the Clubhouse office. The Clubhouse is available for rental year round. \$150 for the rental, \$50 for cleaning and \$150 refundable deposit. Please feel free to contact Andy at [vbha394\\_clbhsMgr@yahoo.com](mailto:vbha394_clbhsMgr@yahoo.com) or 610-459-4857.

## Boy Scouts/Girl Scouts

If anyone is interested in getting their children involved with Boy Scouts or Girl Scouts, contact Jim Hegarty at [jimhegarty@hotmail.com](mailto:jimhegarty@hotmail.com) or 610-357-4060.

## POOL News

Pool Hours:

Please see Andy Orr for pool cards. If you want to be sure to get a chair at the pool, bring your own.

**Caution!** Valleybrook is home to many, many of our young children. Their safety is a #1 concern. With summer starting, our children will be out in record numbers. Please use caution when driving through out community. Parents and young drivers, please obey the speed limit and have your friends do the same. Parents, please remind your children to be especially careful when playing or crossing in or near the streets.

## CHESTER HEIGHTS RECYCLING DAY

Eagle Scout Cory Furlong is planning an encore to his 2008 senior project by organizing another Recycling Day in the borough this summer. The Recycling extravaganza is tentatively scheduled for June 27, 9am to noon at the Chester Heights Community Park on Valleybrook Road. Items collected include: scrap metal, aluminum cans, clothing, car batteries, used motor oil, and computer equipment. Paper document shredding will be available also.