

## Mark Your Calendar

May 8<sup>th</sup> – Members' Meeting  
May 19<sup>th</sup> – Community Yard Sale  
(Raindate: May 20<sup>th</sup>)  
May 26<sup>th</sup> – Pool Opens  
(Pool Cards Required)  
May 25<sup>th</sup> - Bulk Trash Collection  
June 9<sup>th</sup> – Pool Party  
June 12<sup>th</sup> – Members' Meeting  
July 10<sup>th</sup> – Members' Meeting  
July 22<sup>nd</sup> – Pool Party  
August 17<sup>th</sup> – Pool Party  
September 3<sup>rd</sup> – Pool Season Ends  
October 23<sup>rd</sup> – Annual Members  
Meeting and Elections  
October 27<sup>th</sup> – Halloween Party  
December 14<sup>th</sup> – Holiday Party  
December 13<sup>th</sup>-24<sup>th</sup> – Holiday  
Decorating Contest

Monthly member meetings are held the second Tuesday of each month at 7:00 p.m. in the clubhouse. Meeting minutes are available for review at that time. We look forward to seeing you.

The community calendar will be updated periodically throughout the year to include any additions or changes. Please note that Recreation activities are subject o community participation. Please plan to share in the events that are being planned for our Valleybrook families.

Congratulations to the  
Class of 2007!

## Welcome Joe McIntosh

Please join us to welcome Joe to the Board of Directors. Joe was appointed to the Board on March 13<sup>th</sup>. Joe is eager to serve the community in the capacity of Co-treasurer. Any questions with regard to maintenance fees should be directed to Joe at 610-459-4857.

## 2007 Board of Directors

President - Ed Sarno  
Vice President - Valerie Gribbin  
Secretary - Eileen Vella  
Co-Treasurer - Jackie Czerviski  
Co-Treasurer - Joseph McIntosh  
Facilities Director - Mike Gerber  
Recreation Director - Laurie Sanders  
Co-Architect Director - Sue Adamson  
Co-Architect Director - William Kouba

Please feel free to contact your board with questions or concerns regarding our community, its facilities, architectural questions and applications. Board members can be reached via e-mail at [vbha394@yahoo.com](mailto:vbha394@yahoo.com) or voicemail at 610-459-4857. Visit us on the web at [www.vbhainc.org](http://www.vbhainc.org).

**Recreation Report** - On Sunday, April 7<sup>th</sup>, Valleybrook held its annual Easter Egg Hunt. Thank you to our Recreation Director, Laurie Sanders, for organizing the event for our youngsters and thanks to everyone who

participated. Laurie is working on several other community activities which are being planned for Valleybrook families. Please plan to participate and offer your assistance when you can. Your family will thank you.

## Community Yard Sale

Set for Saturday, May 19<sup>th</sup> (Raindate: May 20<sup>th</sup>)

Time to spring clean your basements, closets and attics, and maybe earn some extra money in the process. Set up a table on your lawn to display your goods to prospective bargain hunters. Your old stuff may be another person's treasure. Set up early morning for the best chance to sell your wares.

## Bulk Trash Collection

Will take place the following week on Friday, May 25<sup>th</sup>. What you don't sell at the yard sale, can be discarded with the bulk trash collection. Unwanted large items should be placed curbside on Thursday evening, May 24<sup>th</sup> for early morning pick-up.

Homeowners are reminded to contact Laxton (610-358-1288) for instructions on the removal of air conditioners and refrigerators. If Laxton is not contacted in advance of bulk trash collection, air conditioners and refrigerators will not be removed.

Laxton cannot collect the following

items:

Building supplies or materials of any kind, concrete, flammable materials, hazardous waste, or auto parts. Do not put these items out for collection; they will not be removed.

Hazardous household and toxic waste products are collected for disposal at various Delaware County sites. Check the local Newspaper for dates and locations.

### Financial Update

The 2007 Budget, a summary of which is attached, was approved by the Board on March 13, 2007. This 2007 Budget (4<sup>th</sup> draft) was passed after months of review and cost-cutting revisions in an effort to reduce our expenses.

As we've been telling you over the past year, due to increased operating costs and inflation, a maintenance fee increase is imminent. A fee increase, while not popular with anyone, will allow us to properly maintain our amenities. A decision NOT to increase our maintenance fee, could adversely effect our individual property values and jeopardize our financial future. This would ultimately influence future home sales. It is the Board's fiduciary responsibility to act in the best interest of the community as a whole, even if that decision is unpopular.

It has been over fifteen (15) years since Valleybrook has had an increase. We

have been fortunate. Meanwhile, the cost of everything around us has risen dramatically.

We have strict requirements and procedures in place to facilitate a fee increase proposal. We plan to hold several informational meetings so that homeowners can be informed before making any decision. Homeowners are asked to attend at least one of the meetings, which will be scheduled with notice provided. Sometime thereafter, a ballot will be presented where you will have an opportunity to cast your vote on any proposed fee increase. Together, we must understand and agree on a short and long-term solution. We must all do our part to work toward a resolution of our financial problem.

**2007 Lottery Selection** for the next row of homes to have their rear cedar siding replaced took place at the March 13<sup>th</sup> members' meeting. The 2007 randomly selected row is (#124-#135). Each of these homeowners has been asked to sign a Release. Please return the signed Release as soon as possible so we can move forward.

We anticipate having three rows (#91-#100), (#236-#245) and (#124-#135) completed this year. Please help us complete this project according to plan. Return your signed Release as soon as you've had an opportunity to review it.

**Clubhouse Manager**, Andy Orr, is available in the clubhouse for your convenience. His office hours are:

Saturday morning – 9:00 – 10:30 am  
Tuesday evening -- 8:00 – 9:30 pm  
Andy can also be reached by voicemail at 610-459-4857 or email at [vbha394\\_clbhsmgr@yahoo.com](mailto:vbha394_clbhsmgr@yahoo.com).

You should see Andy if you're interested in renting the clubhouse, need architectural forms, pool registrations, pool guest passes or other pool questions.

**Pool News** - This year we've contracted the services of Woolery Enterprises to manage our pool for the second year in a row. We'll be meeting with them prior to opening day to iron out any problems we may have had last year.

As most of you know, the pool season begins Memorial Day Weekend through Labor Day. The pool will be open weekends only until mid-June. Thereafter, the pool will be open daily. The pool dates and hours of operation are as follows:

May 26 <sup>th</sup> - 28 <sup>th</sup>	11:00 am – 8:00 pm
June 2 <sup>nd</sup> – 3 <sup>rd</sup>	11:00 am – 8:00 pm
June 9 <sup>th</sup> - 10 <sup>th</sup>	11:00 am – 8:00 pm
June 16 <sup>th</sup> - 30 <sup>th</sup>	11:00 am – 8:00 pm
July 1 <sup>st</sup> – 31 <sup>st</sup>	11:00 am – 8:00 pm
Aug 1 <sup>st</sup> – Sept 3 <sup>rd</sup>	11:00 am – 7:00 pm

Pool cards are required to enter the pool area. You can still use last year's card. There is no need to obtain a new card. If you are new to the community or if

you've misplaced your card from last year, you will need to complete a Pool Registration. Please see Andy, our clubhouse manager, during his regular office hours.

Saturday morning – 9:00 – 10:30 am  
Tuesday evening -- 8:00 – 9:30 pm

The pool is reserved for member/homeowners and their guests (fee charged) provided that maintenance fee payments are current and provided that sanctions have not been imposed. Disputes, if any, must be resolved with the Board of Directors.

The daily guest fee rates are as follows:  
Children under 10 yrs of age \$3.00  
All guests over 10 yrs of age \$5.00

This year, the pool staff is not authorized to collect guest fees at the pool. Homeowners must purchase a Guest Fee Card in advance. The cards will be available in \$10.00 increments at the office of the clubhouse (upstairs) manager, Andy, during his regular office hours. The guest cards will be available for purchase beginning on May 19<sup>th</sup>. Please plan ahead and purchase your guest pass now for use during the summer. The guards on duty will not handle cash. NO EXCEPTIONS.

Non-homeowner residents may purchase pool passes as follows:  
\$100.00 per family per month  
\$300.00 per family per season  
Please see Andy for a Registration.

All members, their children and their guests are requested to familiarize themselves with the pool rules. Parents, please review the rules with your children before they use the pool. Make sure your children understand the rules so there are no misunderstandings this summer. Remember, the guards are there to ensure a safe pool season. They are authorized to enforce our rules. The Pool Rules are included in our governing documents. We could avoid anxiety for everyone involved, if we reviewed the Rules with our children.

Pool Rule Reminder:

- ✓ All children under the age of ten (10) must be accompanied by an adult. Children ten years of age and older are permitted to come alone if they have passed the swim test given by the pool staff/guards.
- ✓ Pool parties are not permitted during regular pool hours. If you want to bring 5 or more guests to the pool, advance approval from the Board of Directors is required. Private pool parties are permitted for a fee after regular pool hours. Interested homeowners should contact Andy, our clubhouse manager at 610-459-4857 for more information.

Members interested in swim lessons, should see the Pool Manager at the pool office. Instructions will be provided on a fee basis.

Pool patrons are reminded to place their

trash in the containers provided and limit smoking to the designated area.

The pool staff is here to ensure a safe and enjoyable pool season for all. Please help the guards do their job. Review the rules with your family.

**Spring**, warm weather and outdoor activities go hand-in-hand. With that in mind, it's a good time to remind all residents that we are a planned unit development, not a condominium. This means that each homeowner is responsible to maintain our respective front and rear yards in accordance with our governing documents. Each homeowner also has a right to expect that their property and privacy will be respected. It is wrong to allow your children or your pets to use your neighbor's lawn. Respecting our neighbors really goes a long way towards maintaining a happy, healthy community.

Remember, Valleybrook has a 15 mph speed limit. Please maintain the speed limit when driving through our community and take extra precaution especially when you see our many young children at play. Parents, please talk to your children about safe play.

### 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 be sent to those homeowners that are not

in compliance with our documents.

We are looking for several volunteers to help with this project from our neighbors. If you are interested, please call the clubhouse or use the Architectural Control e-mail address below to let us know. We are looking for at least 6 people.

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 from the purchase agreement and settlement, for your home to be in compliance. If interested, please call the clubhouse @ 610-459-4857 and leave a message for Sue and Bill. Please mention your house number and telephone number where we can reach you. This is a service to our neighbors at no additional cost to the 5407 preparation fee.

We would like to remind everyone about their trash cans – according to rule # 2.1 - Garbage and trash shall 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 . . . Garbage containers must be discreetly concealed/stored from public viewing (this applies to the front, and the backs of homes facing Bishops Drive, Llewelyn Road, and Bodley Road). We are looking at ways to discreetly conceal/store trashcans for the

community. We realize there is a problem, and can be an unsightly issue for perspective buyers to our community and to our neighbors. At this stage, we are open to any constructive ideas on this issue.

There is an e-mail address for your suggestions, and if you have any Architectural questions, please submit them to [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 Architectural Control form must be submitted prior to the work being scheduled. This will eliminate any problems you may encounter, if you don't submit a form. The community has new Directors for Architectural Control and we want to work with our neighbors. Thank you for your cooperation.

## Help Wanted

Clubhouse cleaning person available weekends. Interested residents should call 610-459-4857 for more information