

VALLEYBROOK HOMEOWNERS ASSOCIATION NEWSLETTER MAY 2008

Mark Your Calendar

May 13 – Members Meeting
May 31 – Valleybrook Yard Sale Day
June 10 – Members Meeting
June 21 – Valleybrook Day
July 5 – Independence Day Parade through VB
July 8 – Members Meeting
August 12 – Members Meeting
September 9 – Members Meeting
September 12 – Bulk Trash Pick Up
October 14 – Members Meeting
October 25 – Halloween Party/Haunted House
October 28 – Annual Meeting and Elections
November 11 – Members Meeting
December 9 – Members Meeting
December 20 – Holiday Party

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.

2008 Board of Directors

President – Bill Kouba
Vice President – Jack Caprez
Secretary – Lisa Howser
Co-Architecture Director – Chris McGeehan
Co-Architecture Director – Jeff Howser
Recreation Director – Erin Leddy
Co-Treasurer – Joe McIntosh
Co-Treasurer – Jim Hegarty
Facilities Director – Rich Oliver

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. Each board member has their own e-mail account so you can contact them directly. The club house phone number is 610-459-4857

Monthly Members Fee Increase

As of June 1, 2008 the monthly members fee will be \$135.00. On April 8, 2008, a vote took place for the monthly members fee increase. There are 264 homes in Valleybrook. At the time of the vote 52 homeowners were ineligible to vote. Which left 212 eligible votes. The quorum was 127.2 (60% of eligible votes). There were 129 votes. 96 voted YES and 33 voted NO. The fee increase passed on April 8, 2008 and will commence June 1, 2008.

Due to budget cuts – there will be no more coupon booklets handed out. Sorry for any inconvenience.

Recreation Report

The Easter Egg hunt took place on March 22nd. One Thousand eggs were found by many eager children and a good time was had by all (despite the snow showers!).

Start cleaning out your basements, closets and attics. The Valleybrook Community Yard Sale is scheduled for May 31st! This event will be well advertised, all you have to do is set up on your lawn and tag your items for sale! Get rid of your old things and find new treasures!

We are bringing back Valleybrook Day! Tentatively scheduled for June 21st. I am looking for energized people to head up the Valleybrook Day committee, we need you! Interested parties should contact Erin at vbhrecreation@yahoo.com

Do you have a band? Are you an amazing musical solo act? Then I'm looking for you! Music in the Park will be a bi-weekly event held in the 4th court field during the summer. Come out with your family, bring the lawn chairs and enjoy music played by some of Valleybrook's own talent as the sun sets on the horizon. Auditions for Music in the Park will be starting soon, email Erin at vbhrecreation@yahoo.com for additional details.

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.

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 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 to acquire 5407 paperwork.

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 Bishop Drive, Llewelyn Road, and Bodley Road). We are looking at ways to discreetly conceal/store trash cans for the community. We realize there is a problem, and can be an unsightly issue for prospective buyers to our community and to our neighbors.

Please e-mail us with any suggestions, questions, or concerns at 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.

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Community Yard Sale

Set for Saturday May 31, 2008.

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.

VB Website

Valleybrook has a website – www.vbhainc.org. Please check it regularly for updates and important information. You will find e-mails for all Board members, the community calender, architectural specifications and forms, 5407 information, governing documents, and primary area contacts. Feel free to look around and give us your feedback.

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 to be placed on the list. This will be the last newsletter physically handed out. Your information will not be shared with anyone. We thank you in advance for your cooperation.

Clubhouse Information

Andy Orr is available on **Tuesday nights from 8-9:30 pm. and Saturdays from 9-10:30 am.** 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 or 610-459-4857.

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.

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 or 610-357-4060.

POOL News

The pool will be opening this year!!!
Pool Hours:

May 24, 25, 26, 31	1pm – 8pm
June 1, 7, 8, 14	1pm – 8pm
June 15 – July 31	1pm – 8pm
August 1 – Sept 1	1pm – 7pm

Please see Andy Orr for pool cards. If you already have a pool card, you will need to update your card by June 15th.

If you want to be sure to get a chair at the pool, bring your own.

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.

This Amendment was executed January 1, 2008.