

VALLEYBROOK HOMEOWNERS ASSOCIATION NEWSLETTER AUGUST 2008

Mark Your Calendar

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 clubhouse phone number is 610-459-4857

Annual Elections

Valleybrook's annual elections will be held on Tuesday, October 28, 2008. This year's election is at large which means that any resident/member in good standing can run for one of the three positions. Now is the time to place your

name on the ballot for your Board of Directors. A board position, while challenging at times is very satisfying. If you have any interest in your community, then by all means consider running for the Board. If you would like more information, contact your Board via e-mail at vbhinfo@yahoo.com or stop by the August 12th meeting or the September 9th meeting.

If you want to place your name on the ballot, start working on your candidate biography. Candidate biography, which can be found on the VBHA website at www.vbhainc.org, can be downloaded and filled out, are due to Lisa Howser no later than September 12th, 2008. You can either place it in an envelope (marked "Election Biography") in the clubhouse drop box or submit it via e-mail to vbhinfo@yahoo.com prior to the deadline.

DEADLINES FOR CANDIDATES TO PLACE NAME ON ELECTION BALLOT IS SEPTEMBER 12TH, 2008.

BULK TRASH COLLECTION

Is set for Friday September 12th, 2008. This semi-annual collection is for large household items such as furniture or carpeting. Place large items curbside on Thursday evening, September 11th 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

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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.

RECYCLING: If you wish to recycle, contact Laxton Trash Removal at (610) 358-1288. Pick ups include: newsprint, cardboard, glass, tin, aluminum and plastics #1, #2. Please put newsprint and cardboard in paper bags or tie with a string. Place all other materials in a single container. You purchase the container, Laxton will supply the recycle sticker. The service costs \$2.00 per month.

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 compliance with our documents.

If you are selling you 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.

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.

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. 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.

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feel free to contact Andy at

vbha394_clbhsMgr@yahoo.com or 610-459-4857.

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.

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 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.** 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

Boy Scouts/Girl Scouts

If anyone is interested in getting their children involved with Boy Scouts or Girl Scouts, contact Jim Hegarty at vbha_payables@yahoo.com or 610-357-4060.

POOL News

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

Labor Day marks the end of the pool season for all of us here in Valleybrook. Remember to place your pool card in a safe place for easy access next summer.

Caution! Valleybrook is home to many, many of our young children. Their safety is a #1 concern. With school starting, our children will be out in record numbers, coming to and from school. 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.