

Neighborhood News

- (1) From the BOARD – we hope you take the time to look at our neighborhood grounds. It is worth the few extra seconds. Our annual meeting took place on April 29th at the firehouse at 7pm with about 30 residents attending plus the township manager. Meeting lasted 1 hour with BOARD members elected and a Q&A.
- (2) We are planning on the ice cream truck when school ends again for the kids. Movie night. We are planning to have that again too. Date is TBD.
- (3) Spring inspections - We continue to ask you to please inspect and rid your home of mold or mildew on the siding, stucco, fences, steps. Please rid all weeds in the lawn and beds. Trim hedges and trees and anything over grown and pick up what falls to the ground. We don't like sending out violation letters and I am sure you don't like getting them. Honestly 95% of us do a great job. I believe that additional 5% will join us this year.
- (4) Communicating to the BOARD with your thoughts, questions and comments is still the same process, an email to bedminsq@gmail.com.
- (5) Townhome unit owners are required to clean their dryer vents every two years to avoid possible fire hazards. Proof of cleaning must be provided to the Association. (usually, proof is a receipt from the cleaning company)
- (6) Sidewalk trip hazards – The HOA is using Mason's Landscaping and construction (215-589-0830, ask for Chris) for our common area needs. He will work with homeowners for the same rate as the HOA if the sidewalks in need are on the same street. Ten trip hazards minimum tackled in the same day, \$50.00 per trip hazard. Homeowners should organize the work to be done and contact Chris.
- (7) Larger projects where some of your money was spent:
 - All of our bridges were rebuilt. (climbing wall, propane tank, past the tennis courts)
 - Some drive lane sections were repaved. (Pipers Inn, and near Williams tot lot)
 - Drainage project off Pipers at the overflow parking lot and drive lane
 - 24 bushes off Pipers Inn were replaced.
 - More dead trees were replaced in many locations.
 - Smoothed out sidewalk tripping hazards on our common area sidewalks.
 - New web site is functional. (<https://bedminstersquare.org/>)Username:BSQResidents, Password:313Fountainville
- (8) Projects in 2024 the HOA are going to tackle:
 - Replacing our dead or dying trees. (This is ongoing and expensive)
 - Repaving drive lanes. (Pipers drive lane and parking lot and behind Croft drive)
- (9) Monthly dues increase to plan for: Starting in 2025 our 5-year garbage contract runs out. We will be asking for multiple garbage company bids for 2026. This process will start around September 2024. The bids will come from large companies and small companies trying to break into neighborhoods like ours. But know this, communities we researched without a contract are getting hit with up to double our current contract cost. A 5-year contract worked well for us for the last 5 years but when that contract is up our cost will

go up, a lot. Again, this is a best guess for now, but plan for a large increase the next two years solely due to our trash cost increase (approx. \$20 per home). I am communicating this information now so it is not a total surprise in 2025 and beyond.

(10) Reminders:

- a. Property modification forms – they are needed for EVERY home change.
- b. Please keep dogs on a leash.
- c. Please curb your dog (strip between the street and sidewalk) and pickup your dog's business.
- d. No signs are allowed in yards. If selling your home, 1 for sale sign is allowed in a window.

Frequently asked questions

****Why do our dues go up?**

The board's main goals for this community have always been safety first through maintenance of areas and secondly aesthetics to assure homeowners that home values remain consistent and growing in accordance with prevailing property prices for the surrounding area. In order to do that it always requires a monetary investment. We get multiple bids that are best suited to handle our projects with cost and expediency in mind. Board members are homeowners here too and what affects you as a whole is also affecting us. It is in everyone's interest that we do the best we can to keep fees as steady as possible while keeping this a safe and beautiful community. We hope you can understand and appreciate the complexity involved with this endeavor.

****Why can't the dead trees be taken out of the woodlands?**

Dead trees are most often viewed as eyesores with no intrinsic value. However, as it happens, dead trees whether standing or downed are incredibly valuable to both wildlife and birds. One arborist has extolled dead trees, writing that "no man-made structure matches the ecological usefulness of a sizeable dead tree and few living things are as overlooked and unappreciated but wildlife and the vast community of industrious inhabitants that will eventually work on a tree's remains in the soil below know the value of a tree in decline." (Gillian Martin, The Dying Tree, Nature's Legacy " December, 2015)

Dead trees and downed trees are left in our community's woodlands unless they pose a hazard.

(page 14 of BSQ Open Space Management Plan from Declarations and Covenants) :

Dead trees serve a crucial function in the ecosystem by providing wildlife habitat, cycling nutrients, promoting plant regeneration, decreasing erosion and increasing drainage and soil moisture. All parts of standing dead trees and downed trees can serve as habitats for a host of plants, birds, and animals. The decaying surface, the loosening of bark, hollowed cavities, and unadorned perches serve as a place for foraging, food storage, protective coverage and nesting. Many species that thrive in snags control insects and pests while birds of prey seek the vantage point that dead trees afford for hunting rodents.