



## Homeowners Association

*The mission of the Main Street Village Homeowners Association is to ensure the preservation and enhancement of the community property, its values and assets, as well as promote harmonious living and ensure residents the use and enjoyment of the common grounds through collaboration with homeowners, the Board of Directors, and the Borough of Downingtown.*

## Spring 2008 Newsletter

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### **New HOA board of directors takes office**

In April, the 2008 board of directors took office. The board is typically elected at the annual homeowners association meeting in January, but this year, no residents submitted nominations. In situations like this, the sitting board solicits nominations again (which was done at the meeting) and subsequently appoints the new board members to open positions. This year's board members are:

**Karen Dawson**, Jefferson Avenue, President

**Jean Berry**, Buchanan Court, Treasurer

**Chris Teti**, Roosevelt Avenue, Secretary

Their terms expire in January 2009.

The board would like to thank outgoing board members Matt Wood and Katelyn Jenkins for their service. Matt, outgoing president, has served on the board for three years. Katelyn has served as treasurer for two.

### **Contacting the board**

Shew Community Management Inc. handles the daily operations of our Homeowners Association. They can address many resident issues. If you have a question, suggestion, concern, or complaint for the board, the best way to contact us is by writing to Shew:

**Address:** P.O. Box 1605  
West Chester, PA 19380

**Phone:** 610-431-3436  
**Fax:** 610-430-8160

### **Truman Bridge Road will remain open**

Many residents remember when Truman Bridge Road was barricaded to prevent to vehicle traffic. In 2005, the board removed the barricades when the Green Street Bridge closed for repair for nearly two years and residents and emergency services personnel asked us to open the road.

Several residents have asked us to leave the road open and we have decided, for now, to do so. The barricades have been removed, as have the "pedestrian only" signs.

### **Garage sale is slated for September 27**

We'll hold our annual neighborhood garage sale on Saturday, September 27, starting at 9 a.m. Any resident who wishes to take part should feel free to set up their items in their yards and driveways.

Beforehand, we'll place an ad in the *Daily Local News* and hang flyers in the surrounding neighborhoods.

## **Did you know we have a website?**

The **Main Street Village Homeowners Association** is also online. Check it out at [www.DowningtownMainStreetVillage.com](http://www.DowningtownMainStreetVillage.com).

We're in the process of updating it, but you'll find a variety of information: exterior specifications, rules and regulations, community news, association forms, and more. Thanks to Craig Zificsak for updating and maintaining our website.

Have suggestions for the website? Let us know!

## **Have you treated your deck?**

Most of the houses in Main Street Village are more than four years old—the oldest ones are nearing eight years!—so it's a good time to remind residents that they are responsible for treating their decks and front steps/porch. Woodwork should be treated every two years.

You may use clear, cedar, or redwood semi-transparent stain. No solid colors are permitted.

Residents are also responsible for the upkeep of the exterior of their homes, including siding, roofing, gutters, lighting, and doors.

The specifications for all exterior maintenance (including styles, colors, and original contractors) are spelled out on the Main Street Village website: [www.DowningtownMainStreetVillage.com](http://www.DowningtownMainStreetVillage.com)

## **Doing other outdoor projects?**

Before you start, please remember that any modifications to the outside of your house must be approved by the Association's Board of Directors. Examples include creating patios/gardens out back and installing satellite dishes.

An Architectural Changes Form must be filled out and mailed to the board through Shew Community Management. Forms can be found on the website ([www.DowningtownMainStreetVillage.com](http://www.DowningtownMainStreetVillage.com)).

## **Same mailboxes, new look**

If you've been thinking that years of snow, sleet, rain, and heat have begun taking their toll on our mailboxes, you'll be happy to know they're getting repainted (replacing them outright was too costly).

## **Downingtown Borough home page**

You can keep up with the plans and activities in the borough by checking out the borough's website. It includes information about monthly Council meetings, phone numbers of various borough groups, and information on community events. The website is: [www.downingtown.org](http://www.downingtown.org)

## **Commonly overlooked HOA rules**

### **Vehicles and parking**

No vehicles with expired tags, registration, or state inspection sticker—or which is inoperable—may be kept or stored anywhere except in your garage.

Vehicles must be maintained so as not to damage the parking areas (leaking oil, gas, or other fluids).

Vehicles must be parked in driveways, garages, or designated parking areas. Parking is not permitted on sidewalks, curbsides, or any other common areas.

Whenever possible, and especially if your vehicle will be unmoved for an extended period of time, please park in your garage or driveway. This will help keep more parking spaces open for visitors.

### **Pets**

Pet owners must immediately pick up solid waste from their pet on any common area or lot, including their yards. The waste must be promptly disposed in the pet owner's suitable designated refuse container.

Pets may not be staked on the lot, common ground, or to the building in any manner, including runs, leashes, or pet stakes. Invisible fencing or other electronic devices are not permitted.

Pets must be leashed at all times as required by law