

Bethel Grant Condominium Association

NEWSLETTER

SPRING 2015

FREE MULCH:

The Board of Directors has arranged for mulch to be dropped off by Oak Circle and Maple Circle on Friday April 23rd and May 7th. This mulch is free to all Homeowners. Please stop by to pick-up mulch and put in your front planting beds.

ANNUAL YARD SALE:

Yard Sale June 20, 2015. Please check the website for more details.

"FROM THE BOARD"

Well, spring is here, and it is time to clean up. If we all chip in and just do a little work around our unit, the community will be more appealing to you and your visitors. This will also keep the value of your home up and cost for maintenance down.

Clean your patio of all trash, cinderblocks, wood, etc. Only tables, chairs, firewood, and gas barbecues are permitted on your patio. Firewood should be stacked properly, 3" off of the patio and at a minimum of 4" from the Unit wall. Barbeques should be placed on patios when not in use. Be careful barbequing close to the Unit walls as the heat will melt molding, caulk and discolor stucco.

Charcoal grills are prohibited within the Bethel Grant Community. Only Propane Fired Grills are permitted. When using Propane Grills they must be Five (5) Feet from the Building and not ignited where there is a Porch above. If a charcoal grill is found in the community the owner will receive a warning notice and if said Grill is not removed within one week, there will be

a fine of \$30.00 per week until such time said grill is removed.

Clean the front of your unit of toys, tools, wheelbarrows, etc.

When your lawn party is over, please remove all furniture, toys, pools, etc. off the lawn so it is ready for the next grass cutting.

Clean your flowerbeds and generally check your area around your unit.

The nice weather is here and the children are out in force having a great time. We are asking parents to please have a chat with their kids. Please remind them to be considerate of their neighbors and their neighbor's belongings. We ask that you tell them not to climb in the trees and stay out of the flowerbeds in the community.

If the kids play with chalk and draw on the street and sidewalks, please wash it off with your garden hose when they are finished.

Also, please let your children know not to throw trash on the ground or over the pool fence.

SOME REMINDERS:

Flowerbeds should be cleaned and mulched. If flowerbeds are not cleaned up and mulched, the association will reclaim the area as if you, the homeowner, have abandoned the bed. The cost of bed reclamation will be billed to you.

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Watering hoses must not be hung or attached to the building. If you wish, either coil them on the ground neatly or hang from a hanger post behind your shrubs.

Please be reminded that curbs that are painted white are No Parking Zones. This is specifically done to allow for emergency vehicles to have easy access to circles and roads of the community. By parking along white curbs you could cause vehicle problems hampering quick responses to an emergency. Please obey this and park cars in guest spots or at overflow areas adjacent to the pool/clubhouse area.

Parking Sticker: You must display a parking sticker on your car. Please hang it from your interior rear view mirrors when parking at Bethel Grant.

Remember if you wish to make modifications to the outside of your Unit, flowerbed, windows, doors, tree, or shrub plantings you must submit a request to the Board of Directors with a plan or information showing the proposed improvement forms are available on our web-site.

TRASH AND BULK ITEMS :

Trash and recycle pick-up is Monday. Trash should be put out after dusk the day before.

Thursday is trash and bulk items. The criteria for bulk pick-up is, one bulk item per week set in front of your Unit by the curb. Any items with Freon (refrigerator, air conditioner), needs to be called into Mascaro Trash Company and will be handled with a special pick-up and a charge per item. Mascaro's phone number is

800.222.1818. Let them know you are at Bethel Grant, Worcester Township.

Please be reminded that new Pennsylvania recycling laws make it your responsibility for disposal of Televisions, computer equipment, electronic devices. For recycling dates got to **WWW.MONTGOMERYCOUNTYRECYCLES.ORG**.

Please be sure garbage, broken glass, loose trash is properly bagged before placing in trashcans. This will help eliminate blowing trash and glass in the parking lots. Also, please pick up any trash that may have fallen out of your container when trash was picked up.

Your trash bins must be put in the rear of your unit or behind shrubs as not to be seen from the road. Unit numbers should be on all containers.

WEB PAGE :

The Association has a web page, www.bethelgrant.com. Please visit the web site to get information on Association Rules and Regulations and forms for requesting alterations and/or improvements, including patio extensions, window and door replacements. Also available on the web page are Newsletters and Clubhouse rental forms.

PETS :

Pets are a great joy, but they come with a great responsibility. The leash must be in the hands of a responsible person and not tied to a stake, a table leg or deck posts. That goes for

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any cat or dog. Don't laugh, you can put a cat on a leash, they won't run away and they will be safe.

Pet owners must pick up the pet waste. Please take the waste home with you and place it in your own trash bin. Do not put it in the playground or mail center trash bins, as it is a health issue. The Board asks that you do not walk your pet in front of the clubhouse. People walk to the pool in bare feet and it is not pleasant to step in pet waste. The area around the playground, where our children play, is becoming another prime target of pet waste. Pet owners, please be considerate of your community.

REPLACEMENT OF WINDOWS :

WINDOW REPLACEMENT

Windows being replaced may be either white or brown. If windows are to be replaced in the front or rear of the Unit, then all windows, inclusive of sliding doors, on that side, must be replaced with the same color windows or painted to match.

Doors on the front and back of the Unit may not be white but screen doors may be white (see front and back doors below).

FRONT AND BACK DOORS :

DOOR REPLACEMENT

Replacement of front and back doors may only be of the following approved "paint" colors:

Finnaren & Haley "James Town Red"
MAB "Bootmaker Brown" MAB2472

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****P**aint Manufactures Finnaren & Haley, MAB or exact equivalent.

Screen doors, front and rear, must be Brown or White.

PAINTING OF WOOD TRIM :

If an Owner replaces windows or doors, then wood trim around doors and aluminum capping around windows, on that side of the house, must be painted white.

Note: Prior to any replacement of windows or doors, approval from the Association Board of Directors must be received.

Forms for repair/alterations are available at the Association website. **GO TO** www.bethelgrant.com , and search for Alterations and Improvements.

SWIMMING POOL REGULATIONS :

The lifeguard is responsible for all traffic and safety rules of the swimming area as set by the Bethel Grant Homeowners Association, and has full authority to enforce these pool regulations.

No person is allowed in the pool area when the lifeguard is not on duty.

No person is allowed in the pool area without a valid pool tag. Every person must sign-in when arriving at the pool area.

No pets or other animals are allowed in the pool area.

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Pool opening hours for 2015 are as follows:

May 23 – May 25th
May 30-May 31
June 6th & June 7th
June 13th – June 14th
June 20 – September 7

Pool hours are 1:00 PM – 8:00 PM
Monday through Friday

Pool hours are 12:00 PM – 8:00 PM
Saturday, Sunday and Holidays

Pool Open Until 10:00 PM
July 10th
July 24th
August 7th
August 21st

UNIT PARKING SPACES :

Each Unit has one (1) designated space for each Unit Owner. Spaces not receiving Unit numbers will be for parking of Unit Owners of that building on a first come, first serve basis. Please be reminded that if you have more than two cars in your household that the additional 3rd, 4th, etc. car must be parked in areas other than in front of Homeowners Units.

Please be reminded that vehicles with flat tires, expired inspection and registration stickers are subject to towing and will be tagged as a reminder, prior to towing.

This is our continuing attempt to produce a newsletter. Anyone who is interested in assisting or has suggestions for articles, please contact any Board Member.

Your Board Members are:

Mary White, President
Marc Lambert, Vice President
Benn Coren, Treasurer
Domenic Riccitelli, Corresponding Secretary
David Bell, Recording Secretary

Thank you.

The Board of Bethel Grant