



# Malvern Hunt

## CONGRATULATIONS!

Malvern Hunt was recently awarded the coveted Gold Star Community© award by the Community Associations Institute. This award recognizes those communities that work hard to develop and maintain standards, are financially healthy, and have taken steps to improve and protect the quality of life and value of property in the community. Thank you to all homeowners and past and present board members for your efforts!

## Community Update

The Malvern Hunt Homeowner's Association (HOA) Board of Directors is pleased to introduce the inaugural edition of our community newsletter. One of the Board's goals is to create a sense of community by improving the effectiveness of homeowner communications. We hope to provide this newsletter periodically to keep you updated on what's happening in and around the neighborhood. **All future editions will be sent via email only**, to keep costs as low as possible.

For those homeowners relatively new to the community, here's a quick overview:

- Our community was built by The David Cutler Group from 2000-2005 and consists of three sections:
  - *The Ridings* – 83 single, estate homes in the front of the community
  - *The Chase* – 95 carriage homes on the back, right-hand side of the development
  - *The Reserve* – 101 single, white stucco homes on the back, left-hand side of the development
- The community has two tot lot playgrounds, one in the Chase and one in the Ridings, along with four tennis courts located in the rear of the development at Old Valley Road.
- The community is in East Whiteland Township and is part of the Great Valley School District.

### HELP US GO GREEN! EMAIL ADDRESSES NEEDED!

The HOA Board is in the process of updating homeowner email addresses. Current email addresses will not only allow the board to communicate more effectively but also at a lower cost. Please email your name, home address, and email address to: Mattrese Foster at Mid-Atlantic Management Corp. ([mattrese.foster@mamc.com](mailto:mattrese.foster@mamc.com))



### Contact Information

The HOA employs Mid-Atlantic Management Corporation (MAMC) to manage the daily and ongoing aspects of the community. Questions and concerns regarding the community should be addressed to MAMC. Here are our key contacts at MAMC:



Jana Pecenkova  
Community Manager  
[Jana.pecenkova@mamc.com](mailto:Jana.pecenkova@mamc.com)  
610-353-4470, x237

Mattrese Foster  
Community Administrator  
[mattrese.foster@mamc.com](mailto:mattrese.foster@mamc.com)  
610-353-4470, x331

Mid-Atlantic Management Corp.  
90 S. Newtown Street Road, Suite 9  
Newtown Square, PA 19073

Malvern Hunt has a Homeowners Association Board whose purpose is to govern the community in terms of compliance, finances, maintenance and planning. The HOA board currently consists of the following homeowner members:

President – Michael Leonard  
Vice-President – Bill Horvath  
Treasurer – Wil Sandvik  
Secretary – Beth Groseclose



## CURRENT PROJECTS

The HOA Board and Mid-Atlantic Mangement Corp. (MAMC) work together to address the many needs of our community. Recent activities include:

- Working with representatives from Shearon (landscape management firm), Rockwell Associates (arborist), and others to address the injured White Pine and Spruce trees based on the use of Dupont's Imprelis weed suppression product. Shearon has committed to resolve all issues that resulted in the loss of trees.
- MAMC is performing exterior property inspections in the Chase and the Reserve. Homeowner letters will detail the needed areas of attention for HOA compliance.

- New nets were installed on all tennis courts and resurfacing efforts are under review for 2012.
- Successful management of the HOA finances has kept our 2011 budget on track and will allow assessments to remain the same for a fourth consecutive year in 2012.



### SLOW DOWN!

With school back in session it is important to be on the lookout for kids during your morning and evening commute. Malvern Hunt Way has a speed limit of only 30 mph as well as several stop signs that require a *complete stop*. Please keep our children safe by obeying posted traffic signs.

## FRIENDLY MAINTENANCE REMINDERS



Despite a challenging economy and real estate market, Malvern Hunt continues to be a sought after community as evidenced by our stable resale values. The Board would like to thank those homeowners who work at maintaining their properties to a level that contributes toward a positive image for neighbors and prospective buyers.

All Malvern Hunt homeowners should maintain their property in a neat and tidy manner. The following areas should be emphasized:

- regular maintenance of plant/ flower beds and weeding underneath decks
- painting front doors, garage doors and exterior trim.
- sealcoating driveways
- timely clean-up of pet waste
- adequate watering of lawns, trees and landscaping.



Chase and Reserve homeowners are reminded that exterior improvements require HOA Architectural Review Committee approval including, but not limited to:

- new or refurbished decks
- basement egress windows
- satellite dishes

Additionally, please refer to our website at [mavlernhunthoa.org](http://mavlernhunthoa.org) for approved exterior paint colors and to download the Architectural Review Form. All HOA rules and regulations can also be found on the website.

*There's so much more to everyone you will ever meet that will ever meet your eye.*

*~ Mr. Rogers*

**Future editions of this newsletter will be delivered via email only**, so please share your email address with MAMC. If you have suggestions for future issues, please email Bill Horvath at [William.J.Horvath@gmail.com](mailto:William.J.Horvath@gmail.com)