



MALVERN HUNT

September 1, 2010

Ref: Community Update

Dear Homeowners,

We hope you had a pleasant and enjoyable summer, and thank you for attending the 2010 Annual meeting in May! We wanted to share additional information since the Annual Meeting including maintenance issues that are homeowner responsibility, not the responsibility of the Association or Management Company, and to provide contractor information for answers to common maintenance questions.

Annual Assessments 2010 – To date we have collected 99% of the 2010 Annual Assessments. We thank every homeowner for their timely payment. We ask the few remaining homeowners who have not paid to contact Mid-Atlantic's and arrange for payment of the balance due on the invoice to avoid further past due and or legal charges. .

Community Maintenance - In late August the community incurred another incident of vandalism this time damage to the front entrance community Welcome sign. A police report has been filed. A refinishing project was planned earlier this year and approved, to refinish the 3 community signs Ridings, Chase and Reserve. The signs are faded after 10 years and in need of refinishing. The project will begin September 20th, along with painting the posts. Wood Masters of Havertown, the original designer will remove all 3 signs and refinish the signs off site. We apologize for the inconvenience of not having the signs for 10 days, but Wood Masters recommended that off site refinish is most efficient.

The Board approved removal of the grass and weeds along the sidewalk bridge area of Malvern Hunt Way. Shearon will install a weed mat and river rock on both sides of the bridge area along the sidewalks. The Board has approved a turf renovation and seed project along Malvern Hunt Way, in addition to fence and gate repairs for the fencing surrounding the 4 retention basins. In July a sink hole was repaired at the west side tennis court parking lot and Shearon will be removing the large tree at the front pond, which fell during the June thunderstorm.

Mid-Atlantic Management – As a reminder, all community affairs are handled by Mid-Atlantic Management Company. We ask homeowners not to contact the board members for maintenance requests, tennis keys, architectural request submissions, or other matters. The board is always interested; however the process begins with our property manager (Jane Wismer) who is the first point of contact. We want to WELCOME all of the new homeowners who have moved into the community in 2010, and ask that they read the community documents including the Rules and Regulations booklet provided at the time of settlement.

Tot Lots - The tot lots were inspected in the spring with no safety issues. It was reported this summer that bees nested in areas of the tot lots. This issue was addressed however leaving behind soda cans, and food wrappers are the cause for the bees. As a reminder we ask for everyone's assistance to not leave behind soda cans and food wrappers. In August the tot lots were mulched with additional bedding.

Tennis Courts - We ask homeowners who use the tennis courts for their assistance. We continue to encounter problems of vandalism to the courts surface and nets along with trash left on the court that includes water bottles, tennis balls, empty canisters and canister lids.

Kindly discard and take your trash with you when leaving the courts. As a reminder please lock the gate if you are the last player. Each time a gate has been left unlocked, has been an invitation for trouble. We have had countless episodes of vandalism to the nets, the surface, and posts when gates are left unlocked. A final reminder, the courts' surface is expensive and we ask that the surface not be used for skate boarding, riding bicycles, sitting on the nets or to use the court as a dog run. The courts were power washed in May. Homeowners in need of a key can complete the form under the tab tennis at Malvernhunthoa.org and send to Mid-Atlantic Management.

Dog Waste – We've made progress but continued cooperation is needed for the removal of pet waste and bags left in the open space. We do not have a service to remove the bags, or pet waste. Complaints are reported to the Chester County Health Department concerning mosquitoes and rats, but pet waste which also is a threat to the health concern of every homeowner and child warrants the same attention.

Chester County Health Department - We remind homeowners to review the health department guidelines mailed to address individual issues this past May. The Association contracted with Clarke Mosquito Control this summer for inspections along with larvae control treatment programs for the ponds, wetlands, and retention basins. To date inspections were performed and areas have been treated for larvae.

Community Speed Limits – School is back in session, and the East Whiteland Police Dept. have requested we remind homeowners that the speed limit is 30 MPH along Malvern Hunt Way and interior streets are 25 MPH. East Whiteland Police advised they will strictly enforce the speed limits in the community.

Snow Poles - We are asking homeowners in the Chase and Reserve to please advise Mid-Atlantic if you have uncollected snow poles, along with the number of poles. It would be helpful knowing the number of snow poles that have not been collected, to avoid having to purchase additional poles for the upcoming winter season.

Homeowner Maintenance Issues– Homeowners have presented maintenance requests to Mid-Atlantic Management that are the responsibility of homeowner not the Association. Such requests have included driveway repairs, stucco repairs, roof leaks, sidewalks, window replacements, seal coating driveways, deck maintenance power & washing, and stain to mention a few. It is recommended that homeowners read their Declaration provided at the time of purchase along with the Rules and Regulations to understand homeowner responsibility. The Association assumes no homeowner maintenance responsibility except lawn care, and trees, as well as snow removal in the Chase and Reserve

The streets are owned and maintained by East Whiteland Township. If there is a hole in the front of your home please contact the Township. Window replacements are the responsibility of the homeowner. If your driveway has standing water issues, please do not call Mid-Atlantic for remediation as this is a homeowner responsibility. If your mailbox is leaning kindly do not contact the Association to repair your mailbox. The Association is not responsible for sidewalks other than common areas. To assist homeowners in attending to common maintenance issues we are providing the names of contractors who were hired by the builder or the name of a contractor or manufacturer who may be contacted for replacement or repairs.

Roofing - Valts Roofing 2775 Street Road Warrington, Pa. 215-343-5177 is the original contractor hired by the builder.

Garage Doors - Cunningham Brothers 10 Hartford Road Mt. Laurel, New Jersey 08054. Phone number 215-335-2018 or 856-234-0318 is the original contractor hired by the builder.

Stucco – The contractor hired by the builder for stucco, McMahon Plastering & Stucco 2703 Harvard Drive Warrington, Pennsylvania 18976. Phone number 215-918-0111

Kitchen Cabinets – Century Kitchen & Baths, 70 Lancaster Avenue Malvern, Pa. 19355.

Phone number 610-648-0400.

Driveway Sealcoating – Mike McClellon aka The Driveway Guy has proven to be a reliable and dependable contractor for driveway seal coating with reasonable pricing. Mike's phone number is 610-383-6621.

Sprinkler Systems - Automatic Rain Corporation of West Chester has offered Malvern Hunt homeowners pricing of \$150 for the past few years. If you are interested in contracting Automatic Rain in 2011 contact Bambi at 610-431-2701. Homeowners are free to choose any sprinkler system company.

Mailboxes - Homeowners in the Chase and Reserve have inquired about the repair of mailboxes and requested the name of a reliable contractor. Common issues are mailboxes that have fallen off the post or turning of mailboxes from the post. Mailboxes that have fallen off the base can be repaired by securing the mailbox on the base of the post by purchasing the necessary hardware from Home Depot. Mailboxes that swivel or turn can be repaired by tightening the 3 screws on the post. Post repairs may require the services of a contractor. Mailboxes Complete is the contractor who originally installed the mailboxes in the Chase and Reserve. You can contact Mailboxes Complete at 610-495-9192 for mailbox repairs or email at Chris@mailboxescomplete.com for repair and price quotes.

Windows and Screens – Homeowners have inquired for the name of the window manufacturer used by the builder. The manufacturer is Weathershield www.weathershield.com. Warranty and replacement questions can be presented to a local dealer.

J & L Building Materials
600 Lancaster Avenue
Frazer, Pennsylvania 19355
Phone 610-644-6311

Homeowner Maintenance Chase and Reserve– We would like to remind homeowners in the Chase and Reserve that color stipulations for exterior painting are explained in the Rules and Regulations posted on the community website under Documents. Additionally color stipulations for deck staining are explained, and we ask homeowners to please take the time to review the guidelines. Since transitioning from the builder in 2005, there are decks that have not been power washed, or stained. Mid-Atlantic will be reviewing this matter and notifying homeowners who have decks in need of power washing and stain. We remind homeowners in the Chase and Reserve to review the Architectural Guidelines before beginning an exterior project, including the planting of trees. The community Rules and Regulations can be reviewed the website Malvernhunthoa.org.

Homeowner E-Mail List - In an effort to improve communications and provide timely information, Mid-Atlantic requested the e-mail addresses from homeowners who would be interested in receiving community information in electronic format. Postage is costly, and not always the most efficient means of communication. To date 130 homeowners have provided their email address. If you have not provided an email address you may contact Jane Wismer (Jane.Wismer@mamc.com), as Mid- Atlantic is completing their final data base of homeowner data.

The Board will begin the budget process in the coming weeks for 2011, and distribute the budget by December 31st. Until then we wish you the very best for the remainder of the year.

Sincerely,

The Board of Directors.