

# Beacon Hill Townhome Condominiums -- Fall 2023 Newsletter

First, my apologies for the absent Spring Newsletter, which, no doubt, you greatly missed! 😊 Below are some announcements, reminders, and general information from the Council.

## **2023 Annual Meeting – TBA**

Information is forthcoming on time/date/location.

## **Call for a Council Member**

Please consider volunteering for Council as we currently have only four members. Specific information is to follow. For descriptions of the office positions, see the BHTC Code, Article V, Section 5 (pp. 10-11) and Article VI, Sections 1-7 (pp. 13-14). The Code is uploaded to the website under "Documents & Pages":

<http://www.beaconhillcondos.org/>

## **Termite Inspections**

The Council has made the decision to terminate the annual termite inspections because conditions at many Units prohibited a thorough inspection, thereby wasting money. The plan at this time is to periodically alert Owners to do their own inspections or hire a pest control technician (at Owner expense) to perform the inspection. Any discovery should be forwarded to the Council. The Association is responsible for and will arrange the chemical treatment should there be an active infestation.

## **Trash & Recycle**

Despite some issues, we will use Evergreen Waste Services for now as others Council has researched are priced higher for the same services.

- Evergreen will collect Christmas trees but at your expense. You will need to call and arrange for pickup. Phone: **302-635-7055**.
- Also, Evergreen will take one bulk item per week (at no cost to the owner/resident). You must notify the company no later than the day before pick-up.
- Kitchen garbage/food waste cannot be placed out in a bag; it must be placed in a trash can with a lid.
- ONLY dry non-recyclable trash can be in plastic bags if trash can is full.
- Use only the designated container for recycle.
- RINSE all recyclable cans, containers, and bottles.
- Do NOT put recycles in plastic bags nor put plastic bags in the recycle bin.
- Please collect the bins by evening of pick-up day or ask a neighbor to do it if you will be away.

For information regarding Evergreen's guidelines for the calendar and other services call or see website at <https://evergreenws.com>.

## **General Reminders**

**Littering:** We have received some complaints about littering near the curbs and in parking space. Specifically noted have been cigarette butts. Please dispose of all litter in your trash, not on the grounds.

**Noise:** It should go without saying residents should be mindful of their neighbors when it comes to the peaceful use and quiet enjoyment of the Condominium premises, particularly at the rear patio. We have a Rule for Noise that references the acceptable hours, however in today's world, those hours are not ideal for all. Accordingly, keep voice and other activities at a respectful level and have a sense of awareness and decency when outdoors.

## **Parking Notes:**

- Special purpose vehicles (including cargo type trailers) are prohibited from parking on BHTC premises (including on Overlook Drive) without the express written approval of Council.
- Parking is prohibited in cul-de-sac.
- For landscaping purposes and sidewalk access, make sure your vehicle does not extend over the parking curb, which can partially obstruct access to a Unit's sidewalk.

**Winter Prep:** Remember to shut off the water lines to your front and/or rear faucets to avoid pipes freezing and bursting. The valve for rear faucet is in basement ceiling in the finished area; for the front faucet, in the basement unfinished area near the foundation wall. Be sure to drain any hoses.

**Garden upkeep:** To keep the community looking nice, please monitor weed and vine control in your unit's garden areas and trim small shrubs regularly. Related to this point, clear your downspout area of debris and weeds.

**Council & Community:** The Council's meeting minutes and other relevant documents can be found on the Beacon Hill Condo website:

<http://www.beaconhillcondos.org/>.

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For any questions, contact any Council member:

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