

# Beacon Hill Townhome Condominiums – Spring 2024 Newsletter

In this newsletter are some general announcements, reminders, and information from the Council.

## ANNOUNCEMENTS

### Upcoming Capital Improvements:

We have been given a projected date of April 29th for the start of some curb replacements to be followed with the asphalt replacement of the East Court drive. The asphalt work is estimated to take three full days, with the following day needed for the lot striping, and curing of at least 24 hours before the drive will be open to vehicle traffic. Residents will be required to keep abreast of the changing situation and comply with the restrictions that will be set forth in the Notices.

## GENERAL REMINDERS

### Front Yards, Patios, & Gardening

Although owners are responsible for their Unit's individual garden beds (limited common elements), please consider upkeep demands for plantings so that beds look attractive. If you wish to make major changes to hardscape materials or shrubs in your gardens, submit an Architectural Change Form to Council. Unit owners (or tenants) are not permitted to plant anything on the General Common Elements.

Owners are responsible to submit a landscaping opt-out form (found on BHTC website) each year by June 1st if they do not want their shrubs pruned by our landscaper. However, Council has the right to trim the shrubs if it is deemed the owner has neglected to maintain the shrubbery from the prior year(s).

Please note that personal household items (including seasonal tools) are not to be stored at the front of the Unit.

### Exterior Alterations to the Unit

Owners are not permitted to alter the exterior structure (including windows and doors) without first submitting an Architectural Change Form to Council.

### Council Notices & Reports

The Council's meeting minutes and other relevant material can be found on the BHTC website at <http://www.beaconhillcondos.org/>

### Speed Limit & Parking

The posted speed limit for the complex is **15 mph**. Please observe! Also, be mindful of parking to avoid blocking neighbors' access to their vehicles.

## Trash & Recycle Reminders

Trash must be placed in a container with a lid; only non-perishables can be placed in plastic bags if your can is full. Do not put recyclables in plastic bags. For guidelines, see <https://evergreenws.com/recycling>. Evergreen will take one bulk item per week (at no cost to the owner/resident), however certain items require special preparation and some items have a two-week waiting period for its pickup. As such, we recommend you contact Evergreen at 302-635-7055 to confirm the conditions for your bulk item.

## Dogs

In accordance with our Rules and Regulations and in an effort to preserve our grassy areas, dogs are limited to the dog walk across Overlook Drive for their daily business and recreation. Please keep your dog(s) off the common elements, including the Courts' entrance beds and pick up their waste, including that inside the patio area. Also, if your dog is inclined to bark excessively while you're away, close your windows during the warm months to avoid disturbing your neighbors.

## Noise

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.

## Council Members

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