



**MNGR COPY**

**Condominium Association**

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January 10, 2019

Dear Walnut Bank Farm Condominium Owner:

### **DRYER VENT CLEANING**

Currently, the Association's dryer vent cleaning is required every three years. The last cleaning requirement was in 2016. Attached is a form for your use for this year's cleaning.

In the future, dryer vent and fireplace chimney cleaning (if applicable) will be required every **TWO (2) YEARS**. This is upon the recommendation from vent cleaning contractors. A copy of the new resolution adopted by the Board is enclosed. Please keep it with your Association documents.

### **NEW TRASH COMPANY AND RECYCLING DAY**

After a rough start, we believe Whitetail Disposal is on track with our pickups. One important correction: Recycling day is **TUESDAY** not Friday.

If you have not retrieved your recycling bin, please do so. We will collect any leftovers and keep them in one of the meter room closets if you need a replacement.

### **FIRE ALARM/SPRINKLER INSPECTION**

Anchor Fire Protection will be performing their annual inspection of the sprinkler systems on **Tuesday and Wednesday, January 22 and 23, 2019**. The alarm systems will be put on test mode, however you may hear the sound of the alarm when the system is being inspected. We apologize in advance because it will be loud. The testing will take place between 8 AM and 5 PM.

If you have any questions on any of the above, please contact our property manager, Leslie Payne at the office number below or via email at [l.payne@cpm975.com](mailto:l.payne@cpm975.com).

Thank you,

Board of Directors  
MEADOWS AT WALNUT BANK CONDOMINIUM ASSOCIATION

Enclosures



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Condominium Association

**DRYER VENT / FIREPLACE CLEANING NOTICE**

It's been three years since that the last dryer vent/fireplace cleaning was required, so it's that time again! Pursuant to your Declaration, the maintenance of these items is the homeowner's responsibility. Preventative maintenance will not only improve performance and efficiency, but may eliminate potential safety hazards. **Please return the form with a copy of the receipt from your contractor who performed the service.** Please help us in doing everything you can to protect you and your neighbors.

For your convenience, the following are companies that provide these services:

**Dryer Vents**

**Fireplaces**

Lint Cleaners, Inc. - 267-688-5349  
Little Z's - 215-766-8368  
A+ Air - 800-727-7121

Mark Weigner - 215-538-0438  
Estates Chimney Cleaning - 215-997-6880  
Lint Cleaners, Inc. - 267-688-5349

Please return the form below with a copy of an invoice or inspection certificate from a cleaning company which must state the date the service was performed. Failure to comply will result in a \$100 monthly fine.

If you have any questions regarding this notice, please contact our Property Manager, Leslie Payne at 215-343-1550.

Sincerely,

Board of Directors  
MEADOWS AT WALNUT BANK FARM CONDOMINIUM ASSOCIATION

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\_\_\_\_\_  
Owner's Name

\_\_\_\_\_  
Unit Address

Dryer Vent cleaned on \_\_\_\_\_ by \_\_\_\_\_

Fireplace cleaned on \_\_\_\_\_ by \_\_\_\_\_

Fireplace not applicable \_\_\_\_\_

**PLEASE RETURN BY APRIL 30, 2019**

**VIA FAX AT 215-491-5620**

**VIA EMAIL TO: l.payne@cpm975.com**

**OR MAIL TO:**

**WALNUT BANK FARM CONDOMINIUM ASSOCIATION**

**975 Easton Road, Suite 102**

**Warrington, PA 18976**

975 Easton Road • Suite 102 • Warrington, PA 18976 • (215) 343-1550



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**Condominium Association**

**THE MEADOWS AT WALNUT BANK FARM CONDOMINIUM ASSOCIATION  
RESOLUTION TO RULES AND REGULATIONS**

**DRYER VENT/FIREPLACE CLEANING**

**WHEREAS**, the Meadows at Walnut Bank Farm Condominium Association is governed by a Declaration of Planned Community, filed with the office of the Recorder of Deeds of Bucks County in Land Record Book 2278, Page 1469 et seq., and Bylaws adopted pursuant thereto.

**WHEREAS**, Section 3.2 of Article III of the Bylaws vests the Board of Directors all powers and duties necessary for the administration of the affairs of the Association, including the power to:

Adopt any rules and regulations deemed necessary for the benefit and enjoyment of the Community; provided however, that such Rules and Regulations shall not be in conflict with the Act, the Declaration or these Bylaws.

AND, Section 8.2 of Article VIII of the Declaration vests the Board of Directors the ability to enact the following:

The right to take all actions against a violating Owner permitted under the Bylaws of the Association, including penalty assessments on a per diem or per incident basis, as determined by the Executive Board.

**WHEREAS**, the Board of Directors has deemed it to be in the best interest of the Association to amend the Rules and Regulations for the benefit of the community.

**NOW, THIS 13<sup>TH</sup> DAY OF SEPTEMBER 2018, BE IT RESOLVED THAT THE RULES AND REGULATIONS OF THE ASSOCIATION ARE AMENDED AS FOLLOWS:**

1. Each unit must have their dryer vent cleaned by a licensed professional every **two (2)** years and submit proof to the Association.
2. Each unit, where applicable, must have their fireplace cleaned by a licensed professional every **two (2) years**.

All other provisions on the Association's documents are to remain in full force and effect.

**The Meadows at Walnut Bank Farm Condominium Association**

**Board of Directors**

Michael Hsu, President

Vicki Serravallo, Vice President/Secretary

Gerald Hagerty, Treasurer

Joyce O'Donnell, Member

Christopher Riley, Member

(Signatures on File)