SPRING UPDATES FROM YOUR HOA: May 2020

Blackthorne Estates

WELCOME NEW HOMEOWNERS!

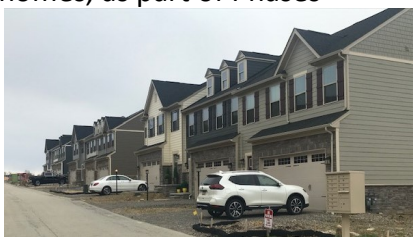
Though the coronavirus may delay a face to face visit from the Blackthorne Estates HOA Welcome Committee, note new homeowners are sincerely welcomed! You will receive a welcome letter/package eventually! Please contact the HOA website administrator so you can receive a temporary password to the ***Homeowners*** area of the website B**lackthorneHOA.com.**

The administrator will also add you to the private community directory. If you were not given a copy of the Covenants and ByLaws at your closing, you will find these documents at the website. Our bookkeeper and acting secretary Barb Roney, **hoasec@blackthornehoa.com,** can answer questions about your HOA dues. Contact info. for all HOA board and committee members can be found at the site as well.

Terimanway@aol.com *website administrator*

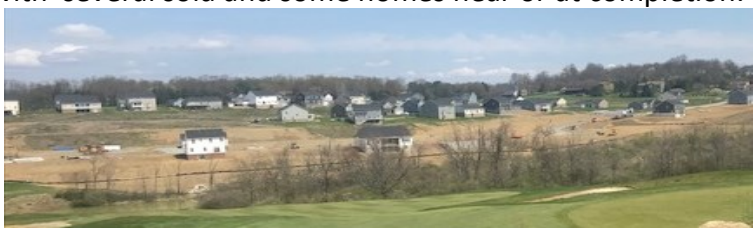
The Towns at Blackthorne

The Towns at Blackthorne Estates on Augusta Drive and St. Andrews Court townhomes, as part of Phases II,III, and IV have taken off! The Towns are part of the Manor Home community. Dozens of new residents have joined the community, with many more to come.



The Greens at Blackthorne

The Greens at Blackthorne Estates , a single family area, continues to be a hugely successful venture for Ryan Homes and Blackthorne Estates. Phase III in the "Greens" is complete with 49 of 50 homes sold including the model. One lot is vacant by developer choice. Phase IV is now available for home sales which again prove to be brisk! There are 45 lots with several sold and some homes near or at completion.



The homes will be on Black Sands Dr. and Wedgewood Dr.

Bedrock Developers
Blackthorne Patio/Carriage Homes

Bedrock will sell and develop 10 patio homes at the end of Blackthorne Drive just past the clubhouse.
There are 3 home designs ranging from 1944-2318 sq. ft.
Visit **bedrockdevelopers.com** for more information.

Blackthorne Developers are looking forward to completing the front watershed Manor Home area road construction, buildings, and open space.

The Club at Blackthorne

THE GOLF COURSE WILL OPEN MAY 1ST!

The construction of the additional 3 golf holes has been delayed due to the virus.

The HOA Fall Meet and Greet Open House took place in November- what a huge success!

Well over 200 guests attended the event and enjoyed the beautiful banquet room decorated exquisitely for the fall/winter season. A big Blackthorne thank you goes out to the HOA and the event volunteers, The Club at Blackthorne investors and management, Ryan Homes, Bedrock Developers, and Schramms Farm. Neighbors new and old ate, drank, and were MERRY!

ARCHITECTURAL CONTROL COMMITTEE REMINDERS

The Blackthorne Covenants state that the architectural committee/ developer must approve most exterior home projects including building a swing set, adding a deck, installing a fence, and large scale landscaping plans. Shed building/installation requires approval as well. The **Blackthorne Estates Architectural Control Committee** reminds residents to make contact and follow procedures for gaining approval **before** work begins. Variances or waivers may be granted on an individual basis but you must follow the approval process.

For approval instructions contact a committee member. Tony Brusca **tbrusca@windstream.net**, Bryan Eisler **bryan.l.eisler@gmail.com**, Mike Bilben **bilben85@gmail.com**

COVENANTS REMINDERS

The Blackthorne Estates Covenants were created to ensure a high standard of living and maintain property values today and for the future . Our community should look fresh and clean. Homeowners should maintain their property in accordance with high standards. The HOA, made up of volunteer residents, attempts to be courteous and reasonable in its methods for enforcement of the Covenants so that "Blackthorne" is a friendly positive place to live. Sometimes residents need a reminder every now and then. ***Please-***

- **Park your approved vehicle(s) in your garage unless it is essential to use your driveway. Consistent street parking is not permitted.**
- **Keep garage doors closed whenever possible.**
- **Maintain the appearance of your property including your lawn, beds, and home exterior according to community standards.**
- **Keep garbage cans out of sight.**
- **Follow garbage day <u>rules</u> set by <u>Republic</u> collection.**
- **Power-wash unsightly areas.**
- **<u>No signs</u> such as political should be posted with the exception of For Sale/Rent signs.**

If you see what appears to be a violation in the neighborhood, please fill out a violation form (on the website under "covenants") and bring it to the attention of a covenants committee member.

Covenants members: *Teri Manway terimanway@aol.com*

See BlackthorneHOA.com for the complete document including Nuisances, Home/Lot Appearance, Parking, Architectural Rules, etc.

Fireworks

Blackthorne follows township ordinances!

Fireworks **<u>cannot</u>** be ignited or discharged on a public or private property without express permission of the property owner. <u>No fireworks can be set off on any part of the golf course!</u>

Fireworks cannot be discharged within 150 feet of an occupied structure, whether or not a person is actually present.

Home Owner Questions/Concerns

Manor/Town Home Cluster Committee Reps.
TRISHA WENDELL **blackthorne06@comcast.net**
GAYLE DEGRANO **gayledegrano@hotmail.com**

Carriage Home Cluster Committee Rep.
JANET BROWN **jhbrown50@gmail.com**

Single Family Cluster Committee Rep.
JAMES RUBINO **james.e.rubino@gmail.com**

LAWN MAINTENANCE

Manor/ Carriage home owners questions /concerns go to our volunteer liaison Ken Mahoney wmpd215@yahoo.com

OUR BLACKTHORNEHOA.COM WEBSITE HAS LINKS FOR IMPORTANT DOCUMENTS, A PRIVATE COMMUNITY DIRECTORY, HOA MEETING MINUTES, EXECUTIVE BOARD AND COMMITTEE ROSTERS, and more.