

Summer Lea Homeowners Association

April 2019 Newsletter – Cleaning & Painting Time

Dirt and Algae on Siding & Stucco - 2018 was a very wet year! Bucks County received 18 inches above the normal yearly average. A result of the moisture-rich atmosphere has been an increase of green mold (algae) on a number of the homes in Summer Lea.

A concerted effort is needed by homeowners to clean their siding, stucco, decks and patios. On the following page are the names of several local companies that can provide pressure washing services. Please feel free to contact one of these companies, or a contractor of your choice, to discuss the needed exterior cleaning services for your home. Several indicated they could provide a group discount should multiple owners coordinate services to be done on the same day. Owners also have the option to clean their home exteriors themselves if they own or rent their own pressure washers. Care should be used on stucco services. FYI - We were advised that Home Depot has a product called “Jomax House Cleaner and Mildew Killer” that works well to eliminate mold and mildew from exterior surfaces while removing dirt and stains without scrubbing. Just mix with water and bleach to activate solution, use in a pump style garden sprayer for easy application. Sounds like a good option.

Shutter and Fypon Painting – There are exterior components on a number of homes that are in need of painting. Specifically, some front shutters have significantly faded over the years due to sun exposure. In addition, there are decorative fypsons (see below photo) installed over front second story windows of certain home models that are in need of sealing and painting. Frank Altopeidi, painting contractor and Summer Lea resident, can provide a painting quote for these components by sending a request by email to altofrank18960@yahoo.com. You can also contact a painting contractor of your choice.



Door Painting – The Summer Lea Community Association is tasked with painting the main entry doors and surrounding trim of the units on a periodic basis. This project is scheduled to occur in the spring/summer of 2020. If you prefer to paint your door at any time before or after this service, please send an email to Ray Carr at ray@bcpropertymanagement.net to obtain the paint color and formula. Please include your name and street address in the email.

Shrub Pruning - The Summer Lea Community Association is responsible for pruning the shrubs located in the front beds of all units, and also the shrubs in the side beds to the steps for side entry units. The service is performed once per year in the early summer. Please remember that all other shrubs on the side and rear of your home are your responsibility to maintain and prune as needed. The removal and replacement of any dead/dying shrubs and trees on a Lot is the responsibility of each owner.

If you do not want your shrubs pruned by the Association, please complete the enclosed form and return it to Ray Carr at ray@bcpropertymanagement.net by the end of day on **Friday, April 19, 2019**. Please remember that all other shrubs on the side and rear of your home are your responsibility to maintain, prune and replace as needed.

Bed Mulching - The Summer Lea Community Association is responsible each year for mulching the front beds of all units, and also the side beds to the steps for side entry units. The Association applies a weed pre-emergent before putting down double-ground black mulch. If you do not want the Association to mulch the noted beds on your property, please send an email to Ray Carr with your name and street address. Please remember that all other beds on the side and rear of your home are your responsibility to edge and mulch as needed. Owners are responsible for weeding all beds on their properties on a reoccurring basis throughout the growing seasons.

Unit Fire Sprinkler Systems - Have you checked your water main and pressure gauges lately? Several homeowners have reported leaks and failing pressure gauges in the front basement where the water is connected to the Hilltown water supply. One owner recently had significant water damage after a sprinkler pipe burst due to corrosion and extremely high pressure in the system. If you see corrosion or incorrect pressure readings, please contact a certified plumber to correct the problem ASAP.

Thank you for your anticipated cooperation.

Summer Lea Board of Directors

POWER WASHING & PAINTING COMPANIES

FRANK ALTOPEIDI - (Sellersville – Summer Lea)

Email: altofrank18960@yahoo.com

Power Washing & Painting

FAITHFUL RESORATIONS (Sellersville – Summer Lea)

Sean Finnegan

Email: faithfulrestorations@gmail.com

Phone: 267-981-1491

ROLLING SUDS - (Warrington, PA)

Phone: 215-355-1631

Email: rollingsuds@comcast.net

SQUEEKY CLEAN SERVICES - (Erdenheim, PA)

Phone: 215-836-9274

Email: Gina@scssince1986.com

ECLIPSE EXTERIOR CLEANING LLC - (Warminster)

Phone: 267-722-8653

DECKPRO POWERWASH - (Fort Washington)

Phone: 215-290-4557

RANDY ZIEGLER PAINTING - (Doylestown)

Phone: 215-340-9943

Power Washing & Painting



SUMMER LEA

COMMUNITY ASSOCIATION, INC.

C/O B.C. Property Management, Inc.

350 South Main Street, Suite 211

Doylestown, PA 18901

Phone: 215-345-9903 •Fax: 215-345-9904

SHRUB PRUNING OPT-OUT

I/We choose not to have the Association prune the shrubs in the front/side of our home in 2019. By opting out of this service I/We agree that we will be fully responsible for pruning the shrubs located in the front/side of our home.

Name: _____

Address: _____

Phone: _____ Email Address: _____

Signature: _____ Date: _____

Please complete and return this form to Ray Carr at ray@bcpropertymanagement.net so it's received by **5:00 PM on Friday, April 19, 2019**. Forms may also be faxed to 215-345-9904.

Lots that are not to be pruned will temporarily be posted with flags or small signs prior to the start of the pruning work.