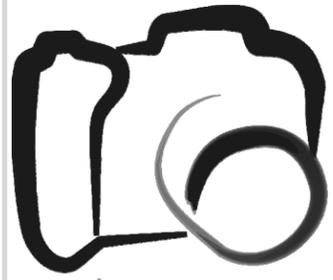


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Recycling Do's and Don'ts

Stover Mill is required by law to provide a recycling program. To help residents participate, we have had the recycling container changed to a shorter one allowing people to better reach the openings.

Contaminated recycling has improved; remember it is treated and disposed as waste. Stover Mill is charged for disposal of contaminated recycling.

By observing these simple tips, we can keep our community's costs down.

- o Only number 1 or 2 marked Plastics can be recycled. All other plastics cannot be recycled by our contractor.
- o Use Paper bags for your recyclables. Empty the contents into the appropriate container bin and put the paper bag in the newspaper bin.
- o All aluminum and tin cans are recyclable, please rinse them out. Be sure to empty any aerosol cans before placing in recycling container.
- o All glass bottles are recyclable, please rinse them out before placing in the container.
- o Do not put plate glass, glasses, ceramics, or mirrors in the recycling container.
- o Collapse cardboard boxes, including cereal boxes, before placing in the newspaper bin.
- o Office paper, junk mail, magazines, phone books, and newspaper are recyclable. Use a paper bag or twine to wrap them and put into the newspaper bin. Do not use plastic.
- o Do not put aluminum foil or tin foil, books, paper towels, napkins, or food covered materials in the recycling container.

Together we can make a difference in our environment!

What is Bulk?

- ✓ Appliances—Stove, refrigerator, dishwasher, dryer, washer, Lawn Mower (remove gas and oil)
- ✓ Furniture—Sofa, chair, table, bed, dresser

So what is not bulk?

- ✗ Trash—put in the regular dumpsters
- ✗ Landscaping—Brush, grass, limbs, plants, trees
- ✗ Building Materials—Drywall, door, window, cabinet, lumber, siding, roofing, fencing, paint
- ✗ Hazardous Materials—Oil, Gas, chemicals, tires

The contractor that you hire to work on your home is required to dispose of waste materials through their own means, they may not use our dumpsters or bulk removal system.

Whenever possible, you should break-down items to three foot lengths and place in your dumpster.

Put all bulk items inside the Designated Container in the Recycling Area. Do not put Bulk Items in or around any dumpster enclosure as this will result in additional charges.

WWW.STOVERMILL.ORG

The official Stover Mill Community Web-Site can be found at <http://www.stovermill.org> - Where you will find current events, newsletter archive, architectural change request form, color guide, and much more.

If you would like to participate on the web-site committee please send an e-mail with your contact information to committees@stovermill.org.



This newsletter is written and edited by members of our community for the members of our community.

Advertising is available for Stover Mill Members at the price of \$20 for business card size per issue and \$50 for quarter-page size per issue. Please include payment with your artwork materials.

If you would like to submit an article or idea for our newsletter, please e-mail your content to newsletter@stovermill.org or mail to our Property Manager. - Leon Pezok, Editor



Winter 2010/11

Friends & Neighbors

Assessments are due the first day of each quarter

A Newsletter for Stover Mill Residents

Christmas Tree Recycling

Please do not put your spent Holiday Tree in the dumpsters, enclosures, or recycling area; instead please put your Holiday Trees in a pile at the large field between Andover and Brighton Place. No artificial trees and please do not block the sidewalk.

The Trees are collected and then ground into mulch/wood chips and applied to established wood chip beds throughout our community. The chips are not applied to playground areas.

Winter Safety

To help keep your family and neighbors safe, please practice the following suggestions:

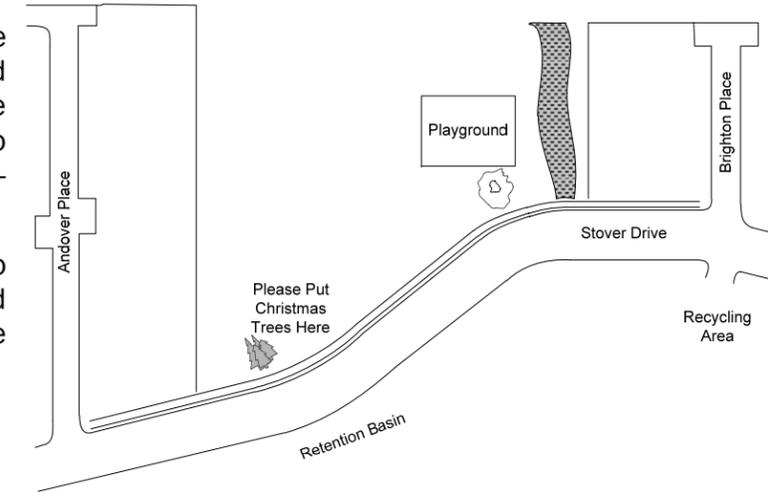
- * Shovel your snow early and frequently. This reduces bodily strain and improves safety.
- * Shovel the full width of your parking spaces, sidewalk, and entrance walk. Ensuring the paved surfaces are not coated with ice and snow reduces the amount of ice melting materials needed.
- * Do not put snow from your property into the street.
- * Apply environmentally safe ice melt products after the snow, when you have completed shoveling.
- * Park only in your two private spaces in front of your house, do not double park when it snows.
- * If your melting snow, rain gutters, or basement pump create an ice condition on your property, or that of your neighbor, you are responsible to remove/treat the icy condition.

If you are interested in helping monitor snow removal activities in our community, please send an e-mail to board@stovermill.org or send a letter to the Board of Directors care of our Property Management Company.

By-law Amendments Cancelled

A couple years ago, four By-law amendments were proposed to improve the voting options of the community, help the community function in its business matters, and allow Stover Mill to comply with the requirements of Warwick Township. Insufficient members of the community have returned the ballots for these amendments; therefore the effort has been cancelled.

The Board of Directors expresses gratitude to those members that have voted for or against the proposed By-law amendments. It is your efforts that help keep this community moving forward.



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MATT COUTURIER
OWNER



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- BATHROOM RENOVATIONS
- BUILT – IN CABINETRY
- CABINET INSTALLATIONS
- DECK
 - BUILD AND REMODEL
- DESIGNER
 - IN - HOUSE
- DOORS
 - INTERIOR AND EXTERIOR
- ELECTRICAL INSTALLATIONS
- EXTERIOR MAINTENANCE
- FLOORING
 - ENGINEERED, HARDWOOD, LAMINATE AND TILE
- INSPECTION REPAIRS
- KITCHEN RENOVATIONS
- SIDING
- STAGING
- TRIM INSTALLATIONS
- WINDOWS




Prepare for Spring Inspections

The Stover Mill Board of Directors plans to continue the Spring Inspection program for 2011. Each house within Stover Mill will be reviewed for maintenance issues and violations.

The list here represents the most common issues found in previous inspections. With this information, you can prepare your home and ensure a stellar inspection.

Doors—The front, back, and shed doors must match the style and color as indicated in the Architectural Color Guide. In many cases, the shed doors have become severely deteriorated and need repair or replacement.

Painted Surfaces—Any painted surfaces, such as shutters, doors, and trim should be in reasonable condition and match the color as indicated in the Architectural Color Guide. Caulking materials should match the paint or other adjacent surface colors.

Roofing—Shingles should be in reasonable condition and must match the style and color indicated in Architectural Color Guide.

Windows—Window screens should be present and in reasonable condition. All window frames and grids must match the Architectural Color Guide.

Parking Areas—All vehicles within the community are required to contain current state inspection and registration. Remove weeds from curb lines and cracks to extend paved surface life.

Satellite Dishes—Satellite dishes must be installed on the rear, second floor roof of the unit. Installation on any front components, siding, or first floor roof is a violation of Architectural Standards. Installation on the Fire Wall or vent pipes violates Fire and Building Codes.

Cable Wires—All wires for cable television and satellite dishes must be completely concealed. The installer should do this at no additional cost.

Be sure to obtain written Board approval for any changes to the exterior of your home; even if the materials seem the same as those existing.

Your contractor may not submit a request on your behalf. Do not accept any claim of approval without having written approval from the Board in hand.

Architectural Change Requests cannot be accepted via e-mail or verbal request. Requests must be made in writing. Be sure to include as much information as possible; in some cases product brochures and color samples may be needed.

Property Manager

Michael Ryan
Continental Property Mgmt
975 Easton Road
Suite 102
Warrington, PA 18976
Tel: (215) 343-1550
Fax: (215) 343-4409

Warwick Township

Municipal Building
1733 Township Greene
Jamison, PA 18929
Tel: (215) 343-6100
www.warwick-bucks.org

Warwick Fire Company

www.warwickfd.com
Office (215) 343-9971

Warwick Police

Office (215) 343-6102

Emergency — 9-1-1

Non-emergency Dispatch
Tel: (215) 343-0100

Dumping Fines Reminder

In Summer 2009, the Association stepped up efforts to control illegal dumping and misuse of Stover Mill disposal facilities. Fines were increased to \$250 for Association resident misuse and up to \$1000 for non-resident dumping, plus the cost of cleanup and removal.

If you witness illegal dumping or misuse of any of our disposal facilities, please report it as soon as possible—any information provided which leads to successful prosecution and collection of fines will be rewarded.

Report misuse of facilities by residents to our Property Manager at 215.343.1550

Report illegal dumping to Warwick Township Police at 215.343.6102

Please note the vehicle make, model, color, and license plate number. Be prepared to describe the person(s) involved.

Review the Bulk and Recycling articles on the last page of this newsletter for tips in handling these items.

Contractors are not authorized to use Stover Mill facilities to dispose of your construction debris. All debris must be removed by the contractor and disposed of at their own facility and means.

Owner/Resident Contractors—Use of any Stover Mill facility for disposal of construction/destruction materials is against the law and punishable by criminal and civil penalties.

Owner-investor—Association provided facilities are for disposal of residential waste only. Association facilities may not be used for disposal of your non-resident waste, abandoned furniture, construction or other debris generated from rental operations.

Thank you for your continued cooperation and efforts in keeping Association costs down.

Turn onto YAHOO!

Don't forget about the Stover Mill group on Yahoo! Groups. This group was created to facilitate open-forum discussions about our community for Stover Mill Homeowners and residents.

To join the group point your internet browser to <http://groups.yahoo.com/group/stovermill> or send an e-mail to stovermill-subscribe@yahoogroups.com

This group is restricted to members of the community. After you apply for membership, you will receive information via e-mail with the group rules and instructions to show you are a member of Stover Mill Community Association.

The Stover Mill Board of Directors and group moderators reserve the right to delete offensive and inappropriate posts and to deny group membership to persons not evident as members of the community.



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