Beacon Knoll Villas

A sought-after townhome community September 2025

Association Matters

The Board, with the help of the Homeowner Input Group, has added clarity to the Covenants through the Property Guidelines and revised the Rules and Regulations. These documents have been distributed to homeowner's mailboxes, sent via email and are available on the BKV website. Please take the time to review them carefully as they will be consistently enforced after October 15, 2025.

While homeowners may not personally agree with every outcome, they are a starting point, and we believe that they are a reasonable compromise to the needs of the entire community, and not just some. There is also a variance process neighbors can leverage if they would like the Association to consider a special accommodation. The Variance form is available on the BKV website. The Architecture Review Committee, with input from several homeowners, will review these requests.

Of special note:

- Please remember that trash bins must be stored in garages until the evening before collection day, and then promptly re-stored when collection is complete.
- Animals must be leashed when in any part of the Villa's common space.
- The landscapers have been given specific instructions for the management of the property, so please do not try to influence them to change their routine or perform additional work. If you have a need or concern regarding landscaping, please email Betty Miller at

(betty.miller@scsolicitor16.org).

- Lights on for Safety please consider leaving your outside lights on and opting for dusk to dawn sensor bulbs for the exterior garage/entryway, improving lighting across the property in the evenings.
- Bindu Mathew, who is responsible for maintenance, is also working with York County to repair streetlamps that are not working. Owners can also report these directly to York County here Outage Center.
- Starting with this edition, the Board is planning to re-introduce our quarterly newsletter, distributed, in the Fall, Winter, Spring and Summer to align with the quarterly Owner Forum meetings.



Announcements & Reminders

Annual Meeting

Wednesday, December 10th
6:30 pm @ the BK Clubhouse

Board of Directors

Are you interested in serving on the BKV Board of Directors? There will be three (3) open positions at year end. Responsibilities include:

- Overall time commitment is an average of 5 hours/week plus Board meetings/quarterly Owner Forums on the 2nd Wednesday at 6:30pm. Meetings range in length from 2-3 hours.
- Between meetings, engage in email and text communication regarding Association matters.
- Engage with and address various questions, concerns and variance requests raised by homeowners.
- Liaison to various Association responsibility areas where necessary (Committees, maintenance, landscaping, etc.)

HOA Financials

2025 Budget - \$250,068

Year End Forecast Expenses - \$252,705

Although we are slightly over budget through August, we expect supplemental interest income to close the deficit and allow for a modest contribution to the reserve account.

The Board will increase the assessment for 2026 by 5% to \$721/quarter to continue offsetting rising operating costs and fund the reserve account. The full 2026 budget will be presented at the Annual Meeting in December.

At the Board's direction, Scherf Pera, Certified Public Accounts conducted a review of the Association's financials. Their preliminary report did not detect any anomalies, and the final, written report will be on the website when published.

October Assessments of \$687 are due October 1st and remember late fees will be assessed if payment isn't received by October 15th.





Social Stuff

Chilies, Soups & Stews

October 4th @1pm

Ospre Cul-de-sac (Clubhouse in the event of rain) RSVP to Kathy Lee by September 20th (extended a few days) to Kathy Lee at klee731@hotmail.com

Volunteer Painters are Needed

Like we did with the mailboxes, the Board is hoping to meet our maintenance responsibility for painting front doors and wrought iron gates/railings with the help of volunteers, allowing us to avoid the expense of a contractor.

Contact Bindu Mathew if you're interested at Bindumats@gmail.com

Holiday Decorations

Volunteers are needed to help decorate the community for the holidays, and someone who is willing to coordinate. Please let the Board know if you are willing to serve.

Last Day to Enjoy the Pool

The pool will close for the season on September 30th.

Resources & Contacts

Beacon Knoll Villas website <u>Villas | BEACON KNOLL</u> VILLAS | United States

- Password: bkvhoa
- HOA financials and Board meeting minutes
- Covenants and Rules & Regulations
 - o Architectural Variance Form
- HOA Certificate of Insurance
- Neighbor Directory
- Contact Us

Zonzon (Contact Kieley Wilson to sign-up)

Beacon Knoll Master Website (Register on the website to receive your user credentials)

http://www.beaconknollhoa.com/home/

