



Fall Fest Attracts 60 Kingsfield Residents ... and a Pig

By Maggie Huber, Chairperson
Kingsfield Social Committee

Even though Hurricane Hanna washed away Saturday, September 6th plans, Sunday September 7 was a beautiful day.

Sixty Kingsfield residents and friends had a delightful time at the Fall Fest on the Kingsfield Commons.

The pig roast was delicious and the side dishes prepared by the cooks of Kingsfield were, as usual, varied and outstanding.

We had a special treat this year. John Collins, who with wife Louise moved into Kingsfield in July, played a medley of familiar tunes and had us tapping our feet and singing along. Thank you, John, for

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President's Message

by Tom Moyer

As Summer Projects End, We Look Ahead

Some time ago, the Board of Directors under Joe Stingle's guidance, decided to publish the Kingsfield Newsletter in January, May and September of each year.

This has worked out to be a very good schedule for timing around the usual activities in Kingsfield.

The September Newsletter timing is especially good because it completes the summer activity and we have some idea of how we are progressing in our spending for the year.

In November we have to submit a budget for the next year's spending and therefore it is useful to know if we are in good shape and if there are spending problems looming ahead.

In spite of the galloping cost of oil, we have not

suffered dramatic damage to our budget as of September of 2008.

One problem area has been the increase of costs of trash pick-up. Since January 2008, we have seen the trash pick-up costs increase by 37% from \$893 per month to \$1222 a month.

In the past we have asked for trash collection quotes from numerous providers, but to date no one has been less expensive than Waste Management.

Our management company, Grosse and Quade is in the process of trying to find a better source, but it is certain that we will have to budget more funding for trash collection in 2009.

The good news is that as of August 1, 2008, we

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President's Report: We're Still Waiting to Get Roads Resealed

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were still \$3,600 under our overall budget for all spending. This can attributed to the money budgeted for snow removal and lawn mowing that did not take place.

Another hard to understand problem has been our inability to complete the road sealing in Kingsfield as we anticipated in the spring of this year.

The paver we contracted with cancelled the sealing scheduled in June at the last minute. He said this was because he could not obtain the asphalt he needed to do the job, because "the refinery in Texas burned down".

I know, it sounds suspicious and on checking on this we did find a number of refineries in Texas that burned down, not much help there.

In any case, we have not been able to find anyone to do the sealing using the process we had wanted to use, Liquid Road. We wanted to use this because of the extra wear this process provides.

We still hope to seal the roads this year, but time is growing short and we are looking into alternatives.

When we have our next general community meeting on November 24, 2008, at 7 p.m. in the Franconia Township Building, we should have more information on the spending and what we propose for our budget for 2009.

Until then, I hope it doesn't snow.

Treasurer's Report ... By Rick Cline

The August 2008 figures show that we are right on budget, with the understanding that the snow gods need to be kind for the remainder of 2008.

The ongoing problem of trash removal may be resolved to some extent in the near future. Janice Shearer and the Board are looking at a replacement company with seemingly reduced fees and trucks that don't leak oil-type fluids. We need to be sure the change will be worth the effort.

On our sealing the streets project, there has been little progress since the job was postponed in the spring because of a fire at a materials plant. It has become an amazing saga, trying to get the sealing material we want and actually coating our streets. We continue to work on this project and still hope to get it done this year. This money would come from a reserve account.

There is one more under-\$2,000 drainage improvement job that was just completed. Hopefully this will be the last of these jobs.

Our total assets at the end of August are \$126,375.

Board of Directors

President - Tom Moyer, 215-723-3975
tm4600@verizon.net

Treasurer - Rick Cline, 215-799-2556
racinglenside@yahoo.com

Secretary - Tom Engleman, 215-723-3489
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Management Company

Gross & Quade Management Company, 762 East Main Street, 2nd Floor, Lansdale, PA 19446

Janice Shearer, Community Manager,
215-855-8700 jshearer@gqmt.com

Web Site

www.kingsfieldhoa.org

Kingsfield Committee Members

Architectural Review - John Jones - 215-723-5440

Landscaping - Joe Nemath - 215-721-7557

Social - Maggie Huber - 215-723-8276

Book Club - Peggy Moyer - 215-723-3975

Ladies' Luncheon- Fran Nikles - 215-721-4958

Men's Breakfast - Ed Wuest - 215-721-4949

Sunshine - Joan Pierce - 215-721-4658

Newsletter/Web Site - Tom Engleman -
215-723-3489

Cowpath-W.Broad-Godshall Intersection Delayed Until 2012

By Tom Engleman

Franconia Township Manger Kevin Baver wrote State Rep. Bob Godshall on September 23 to report that PennDOT earlier this year bumped the Cowpath Road-West Broad Street-Godshall Road intersection construction and its funding for the Transportation Improvement Plan (TIP) until 2012.

The final design of the project won't be submitted to PennDOT until 2009 / 2010.

Baver said changes in project managers and

staffing at PennDOT "have resulted in substnatial review delays" with the project.

The township has spent \$512,000 on design and engineering, Baver said. The state's TIP previously allocated approximately \$3.3 million toward rights-of-ways funding and construction (80% federal and 20% state money).

Rep. Godshall's office forwarded Baver's memo to me on September 23. Godshall attended the Kingsfield Men's Breakfast on September, where he discussed the project.

Reprint of May 27, 2005, Directors' Letter to Kingsfield Residents

Letter to All Residents:

The Board has received many verbal and some written complaints about some homes having too much garden statuary and garden ornaments around their homes. The Landscaping Committee has presented to the Board some recommendations for the Board to draft a resolution to limit the amount of garden statuary and garden ornaments that each home owner can have on each side of their homes. This year there has been a significant increase at some homes. One home has more than 30 items on just two sides of their home.

The Board would prefer not to draft a resolution telling residents how much garden statuary and garden ornaments they can have around their home. However, we do have an obligation to balance the personal appeal of the individual homeowner's taste with the taste of the community in general, and address this ongoing problem.

The Board has decided that before any resolution should be crafted, we publish some guidelines based on input from the Landscaping Committee. We would request that each homeowner review the guidelines and what they have in their gardens around their homes. If you have more than the guidelines recommend, we would request that you remove the excess garden statuary and garden ornaments.

Here are the guidelines:

1. Only 3 to 5 garden statuary and garden ornaments on each side of the home.
2. A reasonable number of potted plants or potted shrubs in containers are not counted (excluded from) in the 3 to 5 count of garden statuary and garden ornaments on each side of the home.
3. No more than two small garden statuary's and garden ornaments in the mulched area around the Ornamental Tree in the front of each home. Some of these trees (Coventry Models) have the Ornamental Trees in an area outside the 6 foot area on common ground. Potted plants, wagons, bird feeders, large garden statuary and large garden ornaments are not allowed in this area.
4. There are no restrictions for garden statuary and garden ornaments, potted plants, grills, lawn furniture, tables, etc for any deck or patio area in the rear of the home.

The Board really does not want to get into the level of managing what the residents place around their homes, however for the past two years we have been getting more and more complaints about too much "stuff" around some homes. Please consider this to be the opportunity to police your own property. If the number of garden statuary and garden ornaments does not start to decline voluntarily, then the Board will have to craft a resolution that will be enforced.

Thank you for your attention to this issue.

Kingsfield Board of Directors

An "Easy" Solution to Shutter Fading: Paint

By Tom Moyer

Three short years after moving into our new home here at Kingsfield, it was easy to see that the red shutters would not maintain their color because of fading caused by exposure to sunlight.

Many shutters in Kingsfield have experienced this fading problem. The shutters usually show a white band somewhere in the areas of the worst fading.

In July 2004, after submitting an alteration request, I painted the shutters using California Exterior Acrylic Latex House and Trim paint in a satin gloss finish.

New Loganberry is the standard color they offered that most closely matched my color. I chose this brand of paint because Consumer Reports tested it and reported that it would resist fading the best of any paint and that it would last as long as nine years and still look bright.

There are other paints they recommended that would last nearly as long, such as Pratt and Lambert Accolade and Glidden Endurance Semigloss.

I am happy to report that after four years the



repainted shutters have not faded and look almost as good as when they were first painted. See the photo above to see how they look now.

So if you have faded shutters, I can attest that repainting them is a good and easy solution. I did not remove the shutters.

I washed them first with soap and water and repainted them in place myself. It was a quick and easy job and the results have been worth the effort.

Now I have to figure out how to remove the staining on the cultured stone caused by water runoff from the shutters.

COMMITTEE REPORTS

Landscaping Committee

By Joe Nemath, chairperson

The summer has been very dry, so we missed a lot of lawn cuttings and saved some money for the snow this winter.

The three cherry trees in the rear of Kingsfield Drive were replaced and did not do to well. They are still under warranty and will be replaced with another type of tree.

In the circle the plants have been stressed for lack of rain. We're hoping to have Derstine set a schedule for watering next year.

There were only few requests for changes to homeowners landscaping ... one to hide a satellite dish and another for a sprinkler system.

Architectural Review Committee

By John Jones, chairperson

We have reviewed about nine requests this year, dealing with steps, safety railings, retractable awnings, garage door paint colors, patio door replacement, Architectural plaque, and deck extension.

We still encourage and invite anyone who might want to become a member of the committee to please contact anyone on this committee to discuss your wishes.

Our present committee consists of Frank Byrnes, Gene Razzi, Bob Hernandez and myself, John Jones.

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COMMITTEE REPORTS

Social Committee

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sharing your talent on the accordion with us. We also had several heated "Geezer Golf" competitions.

The Fall Fest was a rousing success, so if you were unable to come this year please join us in 2009.

A special thank you to all the members of the Social Committee: Freda Cybularz, Kathy Engle, Tozia Engleman, Peggy Moyer, Fran Nikles, Gerry Pehlak, Sam Pierce and Carole Wuest.

We are always looking for some new faces to help us in planning events for the community. If you are interested in helping please speak with any member of the Social Committee.

We are hoping to have a Wine & Cheese Party mid-winter and will put the details in your mailbox. A New York theatre trip also is being planned. Please contact Maggie Huber (215-723-8276) if you are interested.

We need and appreciate residents who are willing to open their homes for social activities. If you are able to host an activity please speak to any member of the Social Committee.

Varied opportunities are available at Kingsfield to meet your neighbors and make new friends. The community activities, with their respective contact persons are:

Book Club, Peggy Moyer
Ladies Lunch Bunch, Fran Nikles
Men's Group Breakfasts, Ed Wuest
Kingsfield Golfers, Sam Pierce

All residents are welcome to participate in these activities.

PS: A few serving spoons and a spatula were left behind at the Fall Fest. Call Maggie if you're missing anything.

Ladies' Lunch Bunch

By Fran Nikles

Now that the Dog Days of summer are over, LET'S DO LUNCH.

The Kingsfield Ladies Lunch Bunch will meet at Noon, Wednesday, September 24, at Melodia Grill, Souderton's newest restaurant.

Future luncheons will return to third Tuesday of the month.

The October 21st luncheon will be at Arielle's Historical Country Inn, November 18th will be "The Taste of Italy" at Trinacria Italiano Ristorante and our holiday luncheon will be December 16 at Tilly Mint's delightful Tea Room and Gift Shoppe.

If you would like to join the ladies for lunch, please telephone Fran Nikles, 215-721-4958.

Men's Group Breakfasts

By Ed Wuest

The Kingsfield Men's Group has scheduled breakfast meetings through the end of the year.

Breakfast gatherings, which begin at 9 a.m., are held twice each month, one on a Monday and the other on a Saturday, so those who still work can attend at least one of them.

The Fall and early Winter schedule is:
Monday, October 6 - Valentinos Bistro, 518 N. Broad Street, Lansdale
Saturday, October 25 - A&N Diner, Old Bethlehem Pike, Sellersville
Monday, November 3 - Franconia Cafe, Allentown Road, Franconia
Saturday, November 22 - Michael's Restaurant, Route 309, Montgomeryville
Monday, December 8 - Apple Orchard Cafe - Souderton Mennonite Homes
Saturday, December 20 - R&S Keystone Restaurant, Bethlehem Pike, Sellersville
Monday, January 5 - The Energy Station, Route 63, Vernfield (north of Harleysville)
Saturday, January 28 - Heritage Restaurant, Route 113, Franconia

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Back issues of the Kingsfield Newsletter are available on our Web site:
www.kingsfieldhoa.org

HOA Board Suggests Deck-Sealing Options

During a recent walk through the community Board Members noticed that some outside decks or porches may have never been sealed or may require resealing. The Board urges you to look into this process to avoid the much more expensive cost of replacement of the deck versus the modest cost of sealing.

Pressure-treated lumber does a reasonable job deterring biological attack by termites, fungi, wood borers and bacteria; however, it does little to offset the real problems of UV damage and the wet/drying cycles of being outside. Most maintenance instructions for pressure treated wood call for some sort of sealing every one to three years depending on what was used for sealing.

Since our decks were made prior to 2004, they most likely are preserved with CCA (Chromated Copper Arsenate). If your deck has never been sealed and has weathered for many years, it may require additional preparation and sealing by a professional because of the expertise required in handling this material. A professional would also be able to evalu-

ate the base of the columns. There are many columns, which are in contact with dirt or go through a concrete pad. This construction may eventually be troublesome.

There is an abundance of information available on this subject including the current July 2008 issue of Consumer Reports and also the June 2008 and July 2007 issues. (The July 2008 issue of Consumer Reports found that Flood Solid Color Deck stain looked and protected best over a three year period but it requires two coats to be applied). Home centers also have free information hanging close to where pressure-treated lumber is stockpiled or in the paint area.

A formal request for approval will not be needed providing you stay with a sealing color already approved and existing in the community or use a single color that matches your house exterior surface color.

Board Members will be available to discuss this subject, but please get involved before the wood deteriorates beyond repair and your deck becomes unsafe.



Multi-Flow Drainage System Installed Next To Walking Path

In an effort to keep water from flowing over and undermining the walking path, the HOA installed a multiflow drainage system in September. The covering to the pipe allows water to flow in, move downhill and under the walking path and run into the open field.

This should be a safety benefit to walkers during the winter months and extend the life of that section of the path.

The photo shows workers installing the drain piping.

Door-to-door solicitation is regulated in Franconia Township. Ask the person if they have a permit from the township to do this. All solicitors are required to procure a permit from the police department with the police chief's signature on the card. If they cannot provide a card upon your request, please contact the police department. The ordinance does allow non-profit organizations, such as Girl Scout cookie sales, to be conducted without a permit.

COMMITTEE REPORTS

Sunshine Committee

By Joan Pierce, chairperson

Our committee will meet annually every November and we welcome new volunteers. The next meeting is scheduled for November 11 at my house, 267 Kingsfield Drive.

We have four groups on the committee to serve the needs of our residents.

Hospitality - Freda Cybularz and her committee members (Jill Manetta and Sue Antell) continue to deliver plants, fresh flowers and cards to the ill, bereaved and to new residents.

Transportation - Chuck and Sue Antell and their committee members (Maggie Huber, Sam Pierce and Ruth Schiller) are available to help with transportation as needed by the residents.

Household Chores - Chuck Antell and his committee members (Gerry Peklak, Don Nikles and Ruth Schiller) are willing and capable to assist anyone with small household chores.

Meals - Maggie Huber and Nancy Buckler are in charge of meals as needed by residents. Others who assist with the meals are Sue Antell, Ann Byrnes, Jill Manetta, Lois Myers, Fran Nikles, Peggy Moyer, Kathi Stingle and Joan Pierce.

To help your neighbor, please contact anyone on the committee when a need arises or if you'd like to volunteer to help your neighbors.

We're still collecting donations to defray the cost of cards and plants and you can send your contributions to Freda Cybularz at 269 Kingsfield Drive.

Thank you for your continued support and donations to the Sunshine Committee.

Book Club

By Peggy Moyer

The Kingsfield Book Club had their last meeting on June 23, before taking a break for the summer months. Fran Nikles was the hostess and treated us all to a lovely evening.

Instead of our usual snacks and dessert, she prepared an entire meal. We all enjoyed being pampered for the evening.

Our next meeting will be at the home of Joan Pierce on Monday, September 29, beginning at 7:30 p.m.

This is our annual Potpourri Night when we share our summer reading and pick books for future meetings.

For October, we will be taking advantage of the Indian Valley Public Library's "Book Club in a Bag." We have chosen Snow Falling on Cedars by David Guterson.

If you would like to join us for an evening of fun, please call Peggy Moyer at 215-723-3975 for more information.

Save the Date ...

The next meeting of the Kingsfield Homeowners Association is scheduled for 7 p.m., Monday, November 24, at the Franconia Township Building on Allentown Road.

All Kingsfield residents are urged to attend the meeting, where the 2009 HOA budget will be presented and discussed.

We Remember ...

WILLIAM T. McGOWAN, 259 Kingsfield Drive, died on September 2, 2008. He was the husband of Delores Dudas McGowan.

RALPH W. JORDAN, JR. died September 1, 2008.. He was the husband of Lexine C. Jordan. They lived at 288 Westminster Lane prior to moving to Harleysville.

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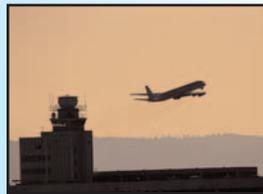
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Men's Breakfast in September Attracts State Rep. Godshall (far end of table)



The Kingsfield Golf Outing will be October 8 at the Mainland Golf Club. Five tee-times await as many as 17 golfers. Results will be posted on the Kingsfield website.

Fall Fest Photos

