



HOME MAINTENANCE TIPS

Homeowners are urged to report to the Board of Directors any errors in the topics below, such as outdated information, wrong or updated phone numbers, E-mail addresses or websites of vendors.

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HOA, Township and Postal Regulations

KINGSFIELD NO-SOLICITATION REGULATION

A "No Soliciting" sign is at the entrance to our development in an attempt to keep door-to-door solicitors out of our community. Therefore, no solicitations are permitted in Kingsfield. If solicitors come to your door, tell them about Kingsfield's no-solicitation rule and the sign at our entrance. Ask them to leave the community. If they refuse to leave the community, please contact the police department, which has indicated they will respond to the call. The phone number to call is 215-723-6770. Explain to the dispatcher that you live in Kingsfield, which is a private community, and we have a no-solicitation sign at the entrance. Ask for an officer to come to evict the solicitor. The ordinance DOES allow non-profit organizations, such as Girl Scout cookie sales, to be conducted without a permit.

RECYCLING INFORMATION

The following information about what Franconia Township residents may include in their recycling baskets is published on the township's website: - Glass: clear, green, brown - Cans: aluminum, tin, steel, bi-metal - Plastics: #1 PET and #2 HDPE - Newspaper: color, glossy print, junk mail, magazines, phone books, office/copy paper, and cereal/cracker boxes - Steel cans, bimetallic cans, No. 1 PET plastics and No. 2 HDPE plastics - Leaf and yard waste.

GARDEN ORNAMENT GUIDELINES

We only have the 6-foot buffer between our houses and the "common ground," but there is a lot we can do to make our houses (and the community) continue to look beautiful. Here are the guidelines: -- Only three-to-five garden statuary and garden ornaments are allowed on each side of the home. A reasonable number of potted plants or potted shrubs in containers are not counted in that number. -- No more than two small garden statuary garden ornaments in the mulched area around the ornamental tree in front of each home. Some of those trees (Coventry models) have ornamental trees in an area outside the six-foot area and on common ground. -- Potted plants, wagons, bird feeders, large garden statuary and large garden ornaments are not allowed in that area. 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. However, grills, furniture, etc., must not be placed on the other three sides of the home. For additional details, consult the homeowner's manual.

MAIL DELIVERY PROBLEM

The postmaster says the mail carriers will not deliver mail to mailboxes that are blocked by vehicles or trashcans. Please be sure to ask your guests to avoid parking in front of your mailbox.

Common Facilities

PROTECTION FOR THE COST OF UNDERGROUND PIPE LEAKS/BREAKS

It was reported at the April 2018 meeting of the HOA that at least one homeowner has experienced a costly repair (more than \$1,000) because of a broken underground water pipe joint between the house and the turn-off valve in the yard. It was mentioned that the Bucks County Water & Sewer Authority offers a program to cover some of the cost to repair leaks or breaks in the water and/or sewer pipes in the Common Area in front of houses - bcwsa.net - 215-343-2538, ext. 140 - h.colette@bcwsa.net. Since that meeting, BCWSA has mailed a letter to the Kingsfield Board of Directors to provide details about their "SafeGuard Water & Sewer Maintenance Program". This is a link to the signup form mentioned in the letter. Click on this blue text to read their brochure: Bucks

County Water and Sewer Authority. Maintenance of the lateral water and sewer pipes in front of houses is the responsibility of homeowners.

DIGGING IN THE COMMON GROUND

A Site License Agreement and an Alteration Request Form is required for any changes proposed in the Common Area outside the six-foot property line of the house. Those forms are available in the Homeowner Manual. Whenever homeowners plan a project that involves digging more than a few inches deep into the common ground, it is VERY IMPORTANT to call this toll free phone number to have the area marked so no electrical or other cables will be cut: 888-801-4477. The most common projects in Kingsfield have been the installation of sprinkler systems, digging to install pavers around flowerbeds and the installation of fiber-optic cables. If a utility company such as Verizon is doing the work, they likely will make the call. But it pays to ask before any work is started.

REPLACEMENT MAILBOX NUMBERS

As the mailboxes in Kingsfield aged or have been damaged, some residents have replaced them with new mailboxes. Maintaining the same style of numbers as the builder placed on mailboxes will maintain the appearance of our community. That isn't a requirement, though. The numbers identical to those on the original Kingsfield mailboxes can be purchased from Display & Sign Center. The numbers are called "Bright Goldleaf Swirl". They are located at 5 New Galena Road, Line Lexington, PA 18932 (near Zoto's Diner on Route 309). Telephone: 215-822-9469. Their website is: www.displayandsign.com. The owner is David Bancroft, but others will answer the phone. You should request the Kingsfield Community house numbers (Bright Goldleaf Swirl). The cost is about \$20 for a set of six numbers (three for each side of the mailbox). The procedure for affixing new numbers to mailboxes is below. Even if you aren't replacing your mailbox, we suggest using WD-40 to make your mailbox shine. The WD-40 should also be sprayed on the door hinge from time to time, to make sure it operates smoothly for years to come. *** How To Put "Bright Goldleaf Swirl" Numbers on Mailboxes Clean mailbox. Put a strip of masking tape level horizontally along the plain side of the mailbox so the top of the tape is level, about 5 ½ inches from the bottom of the mailbox. Put a strip of masking tape level horizontally along the flag side of the mailbox so the tape is level, about 1/8-inch above the top of the flag. Raise the flag so it is out of the way. Place a mark on the masking tape at the center of the mailbox width on each side. Position each set of three numbers centered over the masking tape you placed in steps #2 and #3 above. The bottom of the set of numbers should be spaced about 1/8-inch above the horizontal tape. That will assure that the numbers are level horizontally. Put strips of masking tape along the left and right edges of each set of numbers, on top of the white paper, to temporarily affix the numbers to the mailbox. Put a strip of masking tape on top of the white paper horizontally along the top edge of the numbers, about 2/3 of the way from the left side. Remove the

horizontal tape you put on the mailbox in steps #2 and #3 above. Put a strip of masking tape horizontally on top of the white paper along the bottom edge of the numbers, about 2/3 of the way from the left side. Make sure the tape sticks to the mailbox and that the numbers are flat against the box. Remove the strip of masking tape you put vertically along the right side of the numbers in #6 above. Fold back the numbers about 1/3 of the way from the right side and peel the plastic backing from right to left so the numbers still stick to the white paper. Be sure to keep the numbers from touching the mailbox because there is adhesive on the back. Cut the first 1/3 of the clear plastic backing and discard it. Make sure the numbers are still stuck to the white paper. Carefully squeegee the white paper from left to right so the numbers attach to the mailbox. You can use any flat edge spatula to do this. Remove the masking tape from the top, bottom and left of the remainder of the numbers. Carefully peel the rest of the plastic backing off the numbers so the numbers are still attached to the white paper. Be sure to keep the numbers from touching the mailbox because there is adhesive on the back. Carefully and slowly squeegee the white paper from right to left to affix the numbers to the mailbox. That will remove any bubbles or creases. Peel off the white paper from the numbers. Repeat steps #10-17 for the other side of the mailbox.

TAKE CARE WITH USE OF LAWN CHEMICALS

By John Huber

Out of an environmental consciousness, the Kingsfield Landscaping Committee encourages residents who use pest-control material and fertilizers in gardening to consider personal, community and environmental safety and protection. Some chemicals can kill birds that eat insects and organic material. Insecticides can kill beneficial insects like ladybugs and bees, as well as pests. Whenever possible, use organically safe fertilizers rather than chemical fertilizers. Everything we use in the earth may eventually find its way into our water supply.

Appliances and Interior Home Maintenance

THINKING OF INSTALLING A HOME GENERATOR?

PECO advises that homeowners or contractors contact them before buying a whole-house generator fueled with natural gas. Call 800-494-4000 to be sure the generator size selected is compatible with their services.

SMOKE, CARBON MONOXIDE AND HEAT ALARM REPLACEMENT

Be sure to read Tom Moyer's article below.

The following is an update, dated March 2016.

The builder installed all of the smoke, heat and carbon monoxide detectors in Kingsfield homes in 2000-2001. If they haven't been replaced (as Tom did), all of them are out of warranty and should be replaced now. Batteries should be

replaced every year. Many recommend replacing them when Daylight Savings Time arrives in the spring or departs in the fall. Here's some information to consider: - All of the alarms in our homes are hard-wired. If one goes bad, or if there is a fire, all of them will sound an alarm. If there isn't a fire, knowing which one is bad will mean unplugging all of them and then plugging them back in one-by-one to determine which is the bad one. Even a new alarm could malfunction before its warranty expires. - The heat detector in the garage is required by Franconia Township ordinance, according to the township engineer and building code inspector. You can recognize the heat detector because it is a light brown color, not white. When that alarm is replaced, don't replace it with a smoke detector. The local hardware and home stores don't carry heat detectors, so an easy way to get one is from the manufacturer, Kidde. Go to Kidde.com and request the model number HD135f. To get a 25% discount, use this discount code: 1h4733y. A local electrical supply store may carry the Kidde heat detector. If you decide not to get a replacement heat alarm, simply unplug the existing one and take out the battery. Leave it in the garage, though. Unplugging it won't affect the other alarms in your house. You may want to consider installing a separate smoke/CO combination alarm in the garage. - Those who have smoke alarms installed on vaulted ceilings can unplug those alarms without affecting the other alarms in the house. That will avoid having to climb a tall ladder to replace the alarm or battery, should it start chirping or set off all of the other alarms in the house. If any alarm is disconnected, it is recommended that another stand-alone alarm (not hard wired) be installed at a lower height. - The builder installed Kidde brand alarms in our homes. The Franconia Township engineer suggested replacing alarms so all of the alarms in the house are the same brand, regardless of the brand. Mixing brands has been known to cause false alarms. The model numbers of the Kidde alarms are: Smoke - P12010, Smoke/CO combination - KN-COSM-18, Heat (for garage) - HD135f. - The heat detector the builder installed in the attic is extremely difficult to reach. If that alarm is replaced it probably should be done by a professional electrician. - A carbon monoxide detector must be installed on each floor. Combination smoke/CO detectors are OK. This information was assembled in March 2016.

By Tom Moyer November 2012

Last year I replaced all my fire alarms, CO alarm and the heat detector in the garage. I did this because the batteries were going down more frequently than I thought was correct. The literature on the alarms we have from Kidde (Firex Brand) says to replace the alarms every 10 years. I ordered them from a company on the Internet called electricbarginstores.com. They cost about \$100 all together with shipping. They are also in Home Depot for a higher cost. The part numbers on mine: Fire Alarms: Kidde Firex 5000 (i5000) CO Alarms: BRK Electronics CO5120BN Kidde HD135f Heat Detector in the garage You may want to check that you have the same number and types. The alarms come with 9-volt batteries and pigtail wires to hook them up to the existing system. The mating plug is different on the new alarms, so you have to turn off the alarm

power at the circuit breaker box and remove the alarms and remove the wire nuts and put in the new pigtail wires. The alarms fit into the existing base, so that is simple. My new alarms have solved the old problems I was having and they worked perfectly during the (November 2012) power outage, since we tested it by burning a piece of toast during the outage (quite accidental, but effective).

FIREPLACE SAFETY AND MAINTENANCE

Kingsfield homeowners are urged to have their fireplaces and flues inspected before each heating season, if the fireplace is used. This is as important as the regular maintenance done on our furnaces. A Westminster Lane homeowner recently experienced expensive and possibly dangerous fireplace problems. The symptoms: The control area beneath the firebox became extremely hot after the fireplace was on for several minutes. Also, the fan that blows heated air into the den of their Coventry model stopped working and had been replaced three times. The cause of both problems was discovered during an inspection by a fireplace technician. The discovery: Original blown-in insulation in the attic had fallen down the flue cavity and as much as a foot of the fluffy white insulation was resting on top of the horizontal wallboard just above the fireplace. The insulation surrounded the metal flue leading to the roof, keeping heat inside the flue from radiating outward. That caused excess heat to remain in the air cavity surrounding the fireplace and burned out the blower fan motor. The technician also discovered that an air-return duct for the furnace was touching the fireplace flue. Nothing it's supposed to touch the flue. In addition, someone had unplugged the heat sensor on top of the firebox, causing the air in the cavity around the firebox to overheat. That safety sensor was supposed to have shut the fireplace off to let the air cavity surrounding the firebox to cool off. As a result, the fireplace remained on and its air cavity and the flue overheated. What to do: Check to see if there is excess heat in the control area beneath the fireplace and make sure the safety heat sensor on the top of the firebox is plugged in. Get your fireplace inspected. If there is excess heat beneath the fireplace, have the inspector assure that nothing is touching the flue rising from the fireplace to the roof. Posted 12/4/15

PREVENT WATER LEAK AT FURNACE CONDENSATION DRAIN

Water spilled over a clogged second floor furnace-condensation drain recently and ended up on the first-floor carpeting at one Kingsfield home without a basement. Stagnant water in the drain trap this winter grew a coating of something that blocked water from draining properly after years of discharging air conditioner and furnace condensation. The solution is to occasionally pour about a quart mixture of half bleach and half water into the floor drain opening in the furnace room. If the mixture doesn't drain quickly the next step will be to use a small brush at the end of a flexible handle to scrape the inside of the pipe and trap. A brush used to clean aquarium tubing works nicely. There should always be clear water in the trap, just as there is under a sink. Posted 1/29/15

FREE MOEN FAUCET CARTRIDGES

The Moen sink and shower/tub faucets installed by the builder have a lifetime warranty. Bob Heim reports that he called Moen and told them that his faucets were installed as part of new construction. They shipped him the cartridge for his shower, including free shipping. The phone number for Moen is 800-289-6636.

WATER HEATER REPLACEMENT

It's been about 17 years since the last Kingsfield homes were built and hot water heaters were installed. Several homeowners recently have experienced major problems with their hot water heaters, which have either stopped working or, worse, leaked water and damaged floors. All appliances seem to be designed to fail, and the warranties on water heaters installed in our homes already have expired. The Bradford-White gas heaters originally installed in Kingsfield measure 22 inches wide and 48 inches high, not counting the 10-inch tall power vent on the top. However, you may choose to install another brand name with different dimensions. If you don't have a drip pan under your heater, it would be good to add one along with your installation in order to drain water away if the heater begins to leak in the future. One of the first signs of tank failure is a slow leak under the water heater. Therefore, it would be helpful to purchase a small alarm (photo above) to place in your drip pan or beneath your heater. The alarm sounds an alert should the heater begin leaking water. The cost of an alarm is about \$10 at The Home Depot or Lowes. Our choices are to be proactive or reactive on this. The water heaters WILL malfunction. It's only a matter of time. (This article was originally written in September 2011.)

PREVENT WATER IN BASEMENTS

Faulty sump pumps and blocked water outlets have caused many Kingsfield homeowners expensive repairs because of water damage in their basements. 1. Blocked water outlets. Snow and ice can block water discharged from sump pumps from finding a path to the outdoors. Be sure to clear the way from the discharge pipe outside the house. 2. Sump pump failure. Electricity and backup batteries for sump pumps should be tested several times a year. Also, the life of sump pumps is limited the same as the life of any other appliance.

FLICKERING LIGHTS A SIGN OF POSSIBLE DANGER

More than one homeowner has experienced blinking lights when certain light switches are flicked on. This could be a dangerous sign of something more serious than a mature light bulb. On further inspection, they have found the plastic switch was cracked. So far there's been no major problem with this, but any cracked switch must be replaced to avoid the chance of an electrical fire.

HUMIDIFIER AND MICROWAVE PARTS HARD TO FIND

Many Kingsfield Residents have an Aprilaire Model 600 humidifier attached to their heater and a GE microwave. The replacement water screen for the humidifier and the charcoal filter for the microwave are getting hard to find. During the last search, Home Depot had the water screen in a Honeywell box marked HC 26P for about \$12.00. This size fits many brands. Lowes has discontinued the item. The charcoal filter was found at Appliance Parts Distributors, part no. AF RHP0601, price \$16.00. They are located at 308 W. Main Street, Lansdale. Call ahead to check on availability and price, (215 362-2444).

REPLACEMENT HINGE ON THE LAZY-SUZAN KITCHEN CABINET

If a hinge at the center folding area of the Lazy-Suzan kitchen cabinet breaks, a replacement hinge can be ordered from CabinetParts.com. The hinge will come in two parts that snap together, the hinge itself and a mounting plate. If you prefer to talk with someone, the phone number is 877-445-3583. These are the part numbers: BH79T8500 (\$9.75 for the hinge) and BH175H7100 (\$1.59 for the mounting plate). Shipping will cost \$6.94. Hinges bought from home stores won't work and Century cabinets which installed the cabinets doesn't carry replacement parts.

Weather Protection / External Home Maintenance

SHUTTERS COVERED BY LIFETIME WARRANTY

Shutters that have "excessive fading" can be replaced at no charge by the manufacturer, if the original buyer of a home makes a request. A stipulation is that the shutters must not have been painted prior to the replacement request (see the article below). Click here to retrieve the warranty. The company, Mid-America, will supply the shutters but will not pay for the installation. Homeowners can contact Mid-America at 800-521-8486 or click here to retrieve a form to open a warranty claim. You must be able to prove that you are the original homeowner and take pictures to show the faded shutters. Those who choose to paint their faded shutters may want to consider the following article by Tom Moyer.

AN OPTION: SOLVE SHUTTER-FADING WITH SOME PAINT ... IT WORKS

(NOTE: Homeowners should be aware that painting shutters voids the warranty of the shutters. Scroll up to view the article about the lifetime warranty on shutters).

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 Semi gloss. 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. 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.

WEATHER SEAL FOR KITCHEN CASEMENT WINDOWS

Sunlight and other weather conditions have damaged the weather seal around some kitchen windows in Kingsfield. You will need 30 feet of Leaf Kref "C" Fold to replace the weather-strip seal around the window. That will be enough seal for 1 1/2 windows. One resident contacted Marvic Supply Co. at 215-699-5900 to get the weather stripping.

WATER LEAKAGE AROUND ROOF PIPES

By Tom Moyer

Some homeowners in Kingsfield have had water leakage into their homes caused by cracked vent pipe boots. The gas furnace and water heater are vented to the roof via plastic pipes and those pipes are sealed at the roof by rubberized boots. Over time the boots have cracked and rain has passed through the cracks into the interior of our ceiling. Putting new boots over the cracked boots easily solves the problem. I got Jay Weidemoyer to climb onto the roof and replace the boots when I noticed water stains on the ceiling of the storage room in the second story of my home. Jay told me that he has replaced the boots on at least two other homes in Kingsfield.

REPLACING DEFECTIVE WINDOWS

The following information is included in a letter received by a Kingsfield homeowner in August 2015. Homeowners whose original windows have developed problems can contact CertainTeed Corporation's consumer services

department at 888-454-7218 or E-mail [windowwarranty@saint-gobain.com](mailto>windowwarranty@saint-gobain.com). The original warranty for windows now covers only the "insulated glass unit (IGU)," not the vinyl frame. Labor was covered for only five years after our houses were built. Because CertainTeed no longer makes windows, the company now offers only reimbursement payments for the cost of replacing the insulated glass unit. To receive the reimbursement for costs, homeowners need to obtain an itemized quote/estimate from a local glass company. The estimate must not include labor costs. The estimate can be mailed to: CertainTeed Corporation, Consumer Services, 803 Bellden Road, Jackson, MS 49203.

DECK SEALING AVOIDS COSTLY REPLACEMENT

During a recent (August 2008) 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 verses 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 evaluate 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.

Miscellaneous

DISPOSAL OF PLANT TRIMMINGS AND OTHER DEBRIS

Homeowners are reminded that any bush trimmings and other debris such as flower pot contents, food and garden waste are to be discarded in the weekly

trash pickups. Larger items that can't be placed in trashcans can be tied up and placed at the curb those days. Such waste should never be discarded in the community's Common Area, in the meadow along the walking path or in the woods that are owned by our neighbors. The same policy also pertains to pet waste.

FOUR REASONS TO KEEP UP WITH HOME MAINTENANCE

An article in The Intelligencer (Doylestown) lists several ways to keep up with maintenance in and around homes. 1. Improving Safety. Clean lint buildup in the dryer duct every year, replace air filters in the furnace every three months, and replace batteries in smoke and carbon monoxide detectors at least once a year. 2. Avoiding Replacements. Clean the water line in the refrigerator icemaker once a year and lubricate the garage door for smooth operation. 3. Reducing Utility Bills. Check weather stripping on windows and doors to be sure there are no gaps and have heating and cooling systems inspected annually.

HOME PICKUP OF BULK AND UNNEEDED ITEMS

Homeowners are entitled to one bulk pickup a month. To arrange a pickup on a Tuesday, call the trash company at 610-584-5450. Here are two other organizations that will pick up bulk items: Military Order of the Purple Heart Vietnam Veterans Association Please contact the Kingsfield website editor to suggest other organizations that pick up unneeded items from homes.

DISPOSAL OF OLD PRESCRIPTION DRUGS

The closest and easiest place to dispose of old prescription drugs is at the back of the Souderton Borough police station. There is a slot on the garage wall to drop bottles of expired and unneeded drugs. Rann Pharmacy in Harleysville also receives old drugs. Never place bottles of prescription drugs in the regular trash containers in our neighborhood, and NEVER flush pills or liquid drugs down the drain.