



Brinton Station Community Newsletter

Spring 2026

2026 Dues/Budget

The HOA budget is carefully planned each year to cover the shared costs of maintaining and improving our community. These expenses include landscaping, tree removal, insurance, trail repairs, and reserve funds for future projects. Annual HOA dues in the amount of \$600.00 are **due by April 20th** to ensure we can meet obligations on time. Payments more than 10 days past due are subject to a **late charge of \$100.00**. We are grateful that our residents are willing to volunteer to provide administrative services and donate their time so that we do not have to bear the cost of hiring a management company. Thank you for your cooperation and continued support of our community. Please do not hesitate to reach out to a board member directly or via hoapresident@brintonstation.org with questions or comments, or if you did not receive the 2026 dues notice.



Future Use: We Want Your Input

During the Annual Meeting held in October, attendees discussed exploring the possibility of removing the playground equipment as shown in the photo. The Board would like to hear from residents as part of the discussion process. Factors being considered include, but are not limited to, maintenance costs such as eliminating annual mulching, usage, and future community needs. Your feedback is most important to help understand how this space is valued and how it could best serve the neighborhood moving forward. Please send your comments to hoapresident@brintonstation.org or comment via the Facebook page. We look forward to hearing from you.

HOA Approvals

Before making any exterior improvements or changes to your home, please remember that **HOA approval is required**.

This includes items such as fencing, landscaping changes, sheds, decks, or other visible modifications. Submitting a request in advance helps ensure that improvements meet community guidelines. Approval must be received before work begins. Thank you for your continued cooperation.



As we look forward to spring and cutting grass, please remember to take time to clear the weeds and grass that grow along the curb fronting your property.

NEW TO THE TOWNSHIP?

Request a new resident information packet by email at secretary@eastfallowfield.org or call 610-384-2104.

Chester County Fraud Guard

The Chester County Recorder of Deeds offers a free service that provides you with early warning of potential property fraud that may be committed in your name. You can sign-up via the website at www.chesco.org/169/Recorder-of-Deeds. Emails registered for this service will not be used for any purpose other than notification regarding potential fraud. An email notice is sent when a document is recorded under the registered name containing a link to the recorded document.



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Brinton Station HOA**

2026 HOA Board

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Joseph Vigilante, Member at Large