

# CHERRY CREEK, A CONSERVATION COMMUNITY

## Community Newsletter Spring 2011



Volume 1, Issue 1

**Welcome**...to the **Spring 2011 Cherry Creek Newsletter!** We are excited to share this new communication tool with the entire community. This newsletter is published by and for the residents of Cherry Creek! Be sure to stay tuned to our community web site

**www.CherryCreek.us**, for ongoing updates from our Homeowners Association Board and Mid-Atlantic Management, our community Manager. Also, if you haven't already joined our Yahoo Users web site please do at <http://groups.yahoo.com/group/cherrycreek/>

### Gardening Tips By: Steve Taub



Spring is here - summer is only 5 weeks away. Remember to pinch back phlox, aster, black eyed Susan and other perennials. The lilacs have all but finished blooming, so remove the flower heads to give the shrub help to form next season's blooms. Take a look at your Hydrangeas and remove woody stalks down to the first green leaves. Spend some time weeding and mulching your beds before the hot weather comes.

For those of you that may be looking for a terrific ornamental tree that

grows to about 12 to 20 feet with a 12 to 20 foot spread, take a look at *Chionanthus virginicus* - the Fringe Tree, a favorite of mine. This tree is native to the US and flowers after the Red Buds, Cherries and Dogwoods - it gives a beautiful display of fringe-like white flowers that are enchanting. These trees are dioecious, meaning they are either male or female. So, to get decorative dark blue fruit that is a magnet for birds make sure to plant a male and female. If flowers are your goal - both the male and female have them in abundance. The trees prefer moist, fertile soils with good drainage and will be happy in sun or part shade.

I'm looking forward to sharing garden tips with you in upcoming newsletters.

If you have specific questions about gardening let me know.

Steven Taub lives with his wife Kathy at 69 Cherry Farm Lane. He is a Pennsylvania State Extension Master Gardener and will receive a certificate in Horticultural Merit from Longwood Gardens this fall. He is the principle of The Garden Coach. Contact: [steve32260@comcast.net](mailto:steve32260@comcast.net)

### Inside this issue

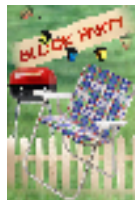
- Gardening Tips
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**Annual Cherry Creek Garage Sale! Coming this Saturday June 25th, 8:00 - 3:00, signage advertising will go up the Thursday prior...great way to sell unwanted items! "one mans trash is another mans treasure"**

### Socials Scene

#### Memorial Day Block Party!

Save the Date for our Annual Block Party! **Sunday May 29, 2011 at 4:30 pm.** In the cul de sac of Stonewall Lane! If you want to help with this event—please contact Meredith O'Leary at 484-356-6742 or [mck422@comcast.net](mailto:mck422@comcast.net)



May 28th at 3:00PM in Thornbury Park. Anyone interested in playing should contact Scott Gilliland, [scott.gilliland@accenture.com](mailto:scott.gilliland@accenture.com).



good ideas for a new social?? If so— please post them on the Cherry Creek Yahoo site and get the ball rolling!

#### Future events...

- Dilworthtown wine festival
- Trick or Treat Pre-Party
- Cherry Creek Turkey Bowl
- Golf outings

\*For information on upcoming events join our neighborhood yahoo users group: [http://groups.yahoo.com/group/cherry\\_creek/](http://groups.yahoo.com/group/cherry_creek/)

#### Annual CC Softball Game

Tentatively scheduled for Saturday,

#### Play Groups for Children

Looking for a neighborhood play group? Post something on the Cherry Creek Yahoo site and see who joins you. There are a lot of young families in our neighborhood!

**New Socials?** Anyone have any

## Open Space Corner By: Paul Lott

### A Preservation Partnership – Open Space

If you didn't know, Cherry Creek is a neighborhood of luxurious carriage homes and single family homes located in one of the area's most beautiful natural settings. This Conservation Community was developed through a unique partnership with the Brandywine Conservancy in order to ensure the preservation of 80 acres of open space through an innovative new standard for land stewardship developed in conjunction with the Brandywine Conservancy. Founded in 1967, The Brandywine Conservancy Environmental Management Center provides information on the many facets of land conservation and economic development. The organization is committed to ensuring the successful integration of conservation and development through three primary services: Land Stewardship, Municipal Assistance, and Conservation Design. The Conservancy has

played a key role in the preservation of over 32,000 acres of land throughout the Brandywine Valley. The builder successfully created an intimate environment with serene open space, tranquil creeks, and private walking trails in the heart of the Brandywine Valley. Cherry Creek is specially designed and landscaped to meet the standards set forth by the Brandywine Conservancy. To enhance the open space, there will be natural plantings using materials native to the area. Ongoing care of specified portions of the land will protect the natural and scenic resources.

estate. After a fire destroyed the home, Joseph's grandson, Thomas Hill Brinton, replaced the original structure with the present farmhouse in 1812. Following the death of Thomas' second son Henry in 1895, the estate left the Brinton family at a public sale. The Brinton's, a well-known Quaker family, were active in the political, religious, financial, and industrial affairs of the time. The family's stature influenced the area's architectural and cultural heritage – much of which is still evident today throughout the Brandywine Valley.

### A Property with History

This magnificent property was in the Brinton family for over 200 years. William Brinton, one of the early colonists, purchased the original 100 acres of the property in 1687. In 1711, the entire property was purchased by Joseph Brinton who built the first home on the

In 1909, the Cherry family settled on the property and it remained in their family until the present day – almost 100 years. Several generations of the Cherry family have resided in the original home built in 1812 by Thomas Brinton. The original home is a classic example of the Brandywine Valley's Federal period architecture.

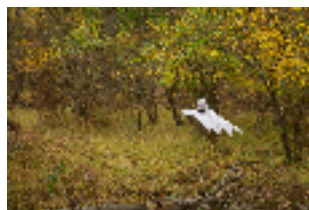
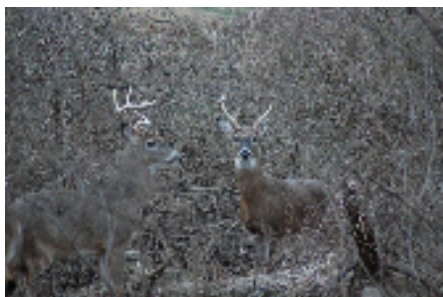
**Brandywine Conservancy factoid...Fallen trees in the common areas provide great habitats for wildlife and provide important nutrients for our woodlands!**

## Photographer's Corner

All pictures are from Cherry Creek residents, feel free to send any pics from the summer to [paullott@kw.com](mailto:paullott@kw.com) for



**Pictures below are from the 2010 Halloween, Haunted Trail! The pre Trick or Treat dinner will take place again Halloween 2011 – be on the look out for details...**



## Conservation Corner By: Edie Dondero



### Conservation Corner

Brandywine Conservancy's  
Environmental Management  
Center

The Brandywine Conservancy is a non-profit organization dedicated to protecting the natural and cultural resources of the Brandywine valley and other areas. Since its founding in 1967, the Conservancy's Environmental Management Center has helped protect more than 43,000 acres of land in southeastern Pennsylvania and northern Delaware. The Conservancy currently holds 438 conservation and historic preservation easements on more than 34,000 acres of land.

A conservation easement is a voluntary agreement that allows a landowner to limit the type or amount of develop-

ment on their property in effort to protect the property's natural and cultural resources while retaining private ownership of the land. The easement is signed by the landowner, who is the easement donor, and the Conservancy, who is the party receiving the easement. The Conservancy accepts the easement with the understanding that it must enforce the terms of the easement in perpetuity. After the easement is signed, it is recorded with the County Recorder of Deeds and applies to all future owners of the land.

There are two conservation easements within the Cherry Creek Community. They protect part of the open space owned by the Homeowners' Association as well as portions of several individually owned lots. These easements are on the front meadow along Dilworthtown Road and the core wetlands running throughout the property, covering a total of 47 acres.

The Conservancy does not own or manage any land at Cherry Creek. The owners of the eased property, whether the Homeowners' Association or individual lot owners, are responsible for maintaining and managing the land.

The Brandywine Conservancy's role is solely to monitor and enforce the terms of the Cherry Creek easements. You may see our staff members visiting your community during the year to ensure that the terms of the conservation easements are being upheld. If you see us, please feel free to say hello or ask us questions. We are always happy to offer advice and tips on land management.

*Edie J. Dondero*  
Easement Manager  
Brandywine Conservancy

**For stucco repair, evaluations or questions, call Connolly Plastering & Stucco, 610-459-8091 business or 610-587-7327 or [Info@ConnollyPlasteringandStucco.com](mailto:Info@ConnollyPlasteringandStucco.com)**

## Rules and Regulations

### Pets

Both Executive Board members and the management company have received complaints concerning dogs and their owners.

Homeowners must keep pets off the common ground and especially from a neighbor's lawn.

All pet waste should be picked up immediately wherever it is left, even if it is on the ground on your own front or rear yards.

To avoid yellow patches or dead spots in our community, please try not to allow your pet to urinate repeatedly in the same location.

Dogs are not permitted to roam free anywhere in the community.

Whether leashed or not, if a pet is not accompanied by an owner, pets may not remain outside.

Please note that in the carriage homes the front, sides, and back of the home is considered common ground.

\*If any of the above listed pet violations are reported to MAMC, a \$100 fine will be issued to the violator.



### Signs

The Board wishes to remind all homeowners that no signs are permitted to be installed in the community, including Sale or Rent Signs, without approval.

Homeowners who wish to have a sale sign must request and receive written permission from the Board of Directors before placing a sale or rent sign on your home or lot. Sale/Rent signs may be displayed for no more than thirty (30) days. After thirty (30) days, signs must be removed, unless a written request is made to the Board.



### Speed Limit!

Reminder to all neighbors that the speed limit inside Cherry Creek is 25 MPH...please drive slowly to protect our children and pets.



## Landscaping - Single Homes & Carriage Homes

Our HOA management company has been contacted on several occasions with questions in regard to the Association's Landscaping contract. They would like to clarify the following items:

### Single Family Homes

The HOA has NO responsibility for any Landscaping, replacement or maintenance on anything within an individual's property line, including

street trees.

### Carriage Homes

Exterior plantings and grass that are original are to be mulched, mowed, fertilized or otherwise maintained by the HOA; however, the replacement of all materials, including grass, is up to the Homeowner. Anything added by the Homeowner,



subject to guidelines, is to be both maintained and replaced by the Homeowner.

Shrubs and bushes along the Carriage homes are the Homeowner's responsibility to maintain, remove and/or replace.

The Brickman group is contractually obligated to only trim 'new' growth at this time.

The area of grass between driveways is the

## Reminders & Recommendations

### Architectural Committee:

The Architectural Control Committee would like to remind Homeowner's that before any landscaping and/or architectural modification is made, it is required that a formal Request for Modification is submitted.

You will find this form on your Community website [www.cherrycreek.us](http://www.cherrycreek.us).

Once this form is completed, please mail, or e-mail to:

- Lisa Cherry - Community Manager  
[Lisa.Cherry@mamc.com](mailto:Lisa.Cherry@mamc.com)
- Or
- Kathy Burnett - Community Administrator,  
[Kathy.Burnett@mamc.com](mailto:Kathy.Burnett@mamc.com)

Any and all architectural changes that are made without prior approval will be subject to fines and possible reverse alteration to its original state at the cost of the Homeowner.

Patios under decks of the Carriage

homes may not exceed beyond the drip line of the deck above. Also, no change to the appearance of the deck itself, from the ground up, is permitted without prior approval.

### Wanted

**Volunteers to work with Jan Spencer on the Architectural Control Committee, no experience necessary, email [skipnjan49@comcast.net](mailto:skipnjan49@comcast.net)**

### Trash

That Homeowner's only put trash cans out after dark and replace them in the garage in a reasonable amount of time.

### Maintenance

That the retainer wall on the end units of the carriage homes be cleaned and power washed by the homeowners.

That Homeowner's do not over mulch their trees. Piling up more than 2-4 inches of mulch around the tree trunk

or stem, in a "mulch volcano," will damage and eventually kill the tree.

### **CARRIAGE HOME**

#### **DOOR PAINT COLORS -**

Homeowners please contact :

Sherwin - Williams, 1003 West Chester Pike, West Chester, PA 19382,  
610.430.3422



Request the **Cherry Creek** account. The color is "**Slate Putty**".

### Trails

If walking the trails, please pick up any trash you see...Thank you!

### Thornbury Township

Township info. [www.thornbury.org](http://www.thornbury.org)

**We're on the Web!**  
**[www.cherrycreek.us](http://www.cherrycreek.us)**

**To join our yahoo users group go to: <http://groups.yahoo.com/group/cherrycreek/> And click "Join this Group!"**

*Brought to you by your neighbors in Cherry Creek with Special thanks to Paul and Amanda Lott, Wendy King, Steve Taub, Scott Gilliland & Merideth O'Leary.*