Willow-News

Willowmere Community Newsletter

Hello Summer!

From the Board of Directors

Annual HOA Meeting

Our annual HOA meeting will be held at Old York Road Country Club at 7:00 p.m. on June 26, 2025. We strongly encourage all residents to attend this meeting. Your input and participation provide an opportunity to let us know what is important to you as we strive to better serve the community. Light refreshments will be available.

Annual Board elections will occur at this meeting; there are four board positions coming due in June for a 2-year term, and the election packets have been mailed. If you plan to attend the meeting, you will be able to vote at that time. If you cannot attend the meeting, please mail your absentee ballot to Willowmere Homeowners Association, 975 Easton Road, Suite 102, Warrington, PA 18976. Or email to c.oliveira@cpm975.com Absentee ballots must be received prior to June 26, 2025

Vehicle Registration

Thank you for your overwhelming support of our Vehicle Registration Program. We have received 95% of the forms identifying vehicles residing on Willowmere property.

Please be reminded that residents must park their vehicles either in their garage, or in their assigned parking space. Guest spaces are for guests visiting Willowmere. We understand that sometimes guest spaces are utilized for a short duration (15 minutes or less), to unload groceries, or heavy goods from the vehicle, but we must ask that you not leave your car parked in a guest spot afterwards.

Vehicle Registration (continued)

Please do not park your cars overnight in common areas, or against the curb. Remember that emergency vehicles need to have access when necessary. If you have guests visiting, or contractors working on-site, please ensure our parking rules are communicated and that trailers and/or trucks are not left overnight on the property.

Landscape / Watershed Notes

We completed the annual residential inspection on June 3rd. Areas of non-compliance were identified, and residents will receive notices if there is an item that requires attention. In addition, each spring and fall we perform a community walk with our landscape and tree contractors to identify and prioritize special work needed in common areas. Some of these projects are noted by members of the community, and many others are identified by our committee from routine site observations that include our woods, pond, and stream. For this summer and early fall, we have approximately 30 projects ranging in size. Among them are turf restoration, tree and shrub removal/replacement (native species), brick walkway repairs (including tripping hazards), new bench installation, and front entrance flowers. Some of these projects have been completed or are underway. These are all focused on beautification and enhancement of our environment and most are additional to the normal contract work (e.g., front gate plantings, lawncare, debris pick up, mulching).

Exterior Home Projects

As you plan your summer and fall projects, please remember that an approved request for any exterior work must be provided to CPM, before work can start. The form can be found on our website, or by contacting Carol Oliveira. We recommend homeowners remain present when there is a contractor working on an external project in case there are questions, or in the event there is damage to common spaces. Please also remember to notify your neighbors, as a courtesy.

Notes & Reminders:

Welcome New Residents!

- David & Cheryl Smith, 1303 Meissen Court
- Thomas & Barbara Mercer, 301 Willowmere Lane

Summer Events taking place in common space areas must be requested in writing, for safety and insurance purposes, and to ensure your event date does not conflict with or disrupt other scheduled activities within the community. Care must also be taken to ensure resident privacy, parking and emergency access is not compromised. You may proceed with your event once it is approved and if desired, the event can be hi-lighted in the Social News section of our newsletter. Please use the standard approval form, which can be found on the Willowmere website, or contact CPM c.oliveira@cpm975.com for more details.

Pet Waste Pick-Up A reminder to ensure you are not only picking up your pet waste, but please do not leave the bags behind when walking your pet. Please keep pets off newly planted grass and newly mulched areas.

Social News

Please join us for the following upcoming events. If you have questions, ideas for future events, or would like to volunteer to help with social activities in the community, please contact Jane Manca 267.496.1108. Suggestions & ideas always encouraged.

Book Club   All are welcome! Book club begins at 6:30 p.m. on the dates below:

- Jun 16 – Tell Me Everything by Elizabeth Strout, 1602 Clair Martin Place
- No meetings in July & August
- September 22 – Symphony of Secrets by Elizabeth Strout, 103 Willowmere Lane
- October 27 – Diamond Eye by Kate Quinn, 500 Willowmere Lane
- November 17 – The Lion Women of Tehran by Marjan Kumali, 1602 Clair Martin Place
- December TBD – Long Bright River by Liz Moore, location to be announced at later date.

Upper Dublin Library – "Color Our World" Summer Reading Club 2025 – all ages. Runs from June 23, 2025, to August 10, 2025. A celebration for readers of all ages! Discover new books, unleash your creativity, and dive into a world of colorful imagination and art. Track your reading in Beanstack, write reviews, and win prizes! Sponsored by the [Friends of Upper Dublin Library](#)

Annual HOA meeting & Board Member Elections –   **June 26, 2025,** 7:00 p.m. at Old York Road Country Club. Hope to see you there.

Upper Dublin Parks & Recreation hosts a variety of events including Sunday evening concerts. Sign up at www.upperdublin.net to receive information and reminders.

Future Willowmere Events - We are working on dining & happy hour events, and a possible Ice Cream Social to be scheduled as the weather warms up. Watch for flyers in your mailbox.