



217 Providence Forge Road, Royersford, PA 19468

March 20, 2024

Critical Need for Council Volunteers

Dear PF Residents & Homeowners

It is that time of the year when residents are asked to submit nominations to serve as volunteers on our two Providence Forge Owners' Councils, PF I and PF II. Your Association Council is responsible for the caring and maintenance of our beautiful community.

Council makes decisions running the gamut from creating budgets upon which monthly common fees and assessments are based, collecting Council fees and assessments, determining contractors for landscaping and snow removal, rule enforcement and all of the other elements involved in the operation of the Association.

We cannot stress this enough: If there are not sufficient Association Board members to constitute a quorum of the Board, then the Board will be unable to make legal decisions. Any budget, contract or other action of the Association will have a questionable legal foundation because it will not be based upon a decision of the majority of the Board. Any such action will be subject to challenge. In addition, the lack of a board with sufficient members may have significant financial impact on the value of the homes in the community, as well as the ability to levy and collect assessments. This in turn may raise serious concern among the holders of mortgages on homes within the community once they realize that the Association operation is failing.

Finally, if Council does not receive enough volunteers to constitute a quorum, it may be necessary to hire a full management company. This would likely once more affect the monthly condominium fee on all units. Danella Realty & Management company is currently providing Financial Services only.

We respectfully ask that you work with us in this matter.

Thank you,

PROVIDENCE FORGE ASSOCIATION