

The Milemarker

EAST BRANDYWINE TOWNSHIP

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Rush to Build in East Brandywine Falters with Troubled Economy

Developers have scrapped plans in the past year to build as many as 500 new homes in the Township though another 1,000 or so remain in the works. The latest reduction stems from the decision by John Shelton, owner of the 32-acre Forge Hill property at the junction of Dowlm Forge and Creek Roads, to shelter his land with a conservation easement. He had planned a 13-home subdivision there.

Earlier, Gambone Brothers withdrew a plan to build 125 homes on the Watters farm west of the Brandywine Village Shopping Center on Horseshoe Pike, and Rouse Chamberlin withdrew its plan for 38 homes along Dilworth Road. It seems all but sure that the 273 active-adult homes planned by Hovnanian on the Weaver farm,

also on Horseshoe Pike, will not be built. The Downingtown Area School Board wants this property for a new middle school and is deep into its planning for the facility.

Moreover, progress on approved plans is slow. As of late summer, the Township had issued only 10 new home permits for the 153-unit East Brandywine section of the Hideaway Farms subdivision along Little Washington Road (building has been busier in the West Brandywine section). Pulte is more active; it has received 118 new home permits for Phase I of its Applecross subdivision that is designed for 123 homes. But Pulte still has 531 homes yet to come in later phases of its development, a process that the company told the Supervisors

will be stretched out over some years.

The preservation of the Forge Hill property is another success for the Open Space Committee. It worked with Township officials and the Natural Lands Trust to negotiate the deal. The cost of the easement, which includes an easement for public trail access across the land, was slightly more than \$1,000,000 with Chester County chipping in a \$400,000 grant.

The newly-protected land is immediately adjacent to the 76 acres of the Whittaker White Acres farm that the Open Space Committee saved from possible development earlier this year. The Whittaker deal involved outright purchase of the 16 acres between Creek Road and the Brandywine Creek and an easement on 60 acres of farm

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Now that we're well into fall, the holiday season is coming on fast. To catch the spirit, here's a taste of what's ahead in an East Brandywine farmhouse preparing for Christmas. This is one of many winter-scene pictures in "Yuletide Hearth—Christmas in an 1806 Pennsylvania Farmhouse" by Katherine Z. Okie. Mrs. Okie, a long-time East Brandywine resident, illustrated the book with more than 60 pictures taken in and around her historic home on Dilworth Road.

Believe It or Not

THINGS THAT MAY, OR MAY NOT, COME ABOUT HERE ABOUTS

New Restaurants?

Just as Wawa gave up its fight to build its gas station and convenience store at Horseshoe Pike and Bondsville Road, Claudio DiGiamberardino, owner of the General Store and the former rental business building, has given up his long campaign to have both demolished. Instead he is rehabbing both

structures, aiming to restore the apartments in the General Store and find retail tenants for the other space. There are no commitments yet, but reports suggest there may be a new restaurant in the General Store (once home to the Mama Lena pizza outlet) and a new pizza outlet in the rental building.

Score one for the Township Historical Commission whose

members fought relentlessly to save the General Store building, erected in 1869, from demolition.

And a Coffee Shop?

Ted and Anne Threthewey, owners of the property immediately to the west of the Township complex, told the Township that they want to open a coffee shop and art

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Who, When and Where

Township Board of Supervisors

CHAIRMAN

Hudson L. Voltz, Esq.

VICE CHAIRMAN

David A. Kirkner, CPA

MEMBER

Jay G. Fischer, Esq.

Township Public Meetings

BOARD OF SUPERVISORS

First Thursday at 7:30 a.m.

Third Wednesday at 7:30 p.m.

PLANNING COMMISSION

First Wednesday at 7:30 p.m.

MUNICIPAL AUTHORITY

Second Tuesday at 7:30 a.m.

Public Committee Meetings

HISTORICAL COMMISSION

Second Wednesday at 7:30 p.m.

OPEN SPACE COMMITTEE

Second Monday at 7:30 p.m.

ORDINANCE TASK FORCE

Fourth Wednesday at 7:30 p.m.

PARK AND RECREATION COMMITTEE

First Monday at 7:30 p.m.

*Township Meetings held
at the Township Building,
1214 Horseshoe Pike*

Important Numbers

Fire and Ambulance 911

Police (emergency) 911

Police (non-emergency)..... 383-7000

Police Administration 269-4300

Township Administration .. 269-8230

*Township Offices open M to F
9 a.m. to noon and 1 to 5 p.m.*

Telephone Staff Directory

Tax Collector, Patti Piersol

Home Office (610) 269-4054

Weekdays 9 a.m. to 5 p.m.

For all other staff members, call
269-8230 and press the extension.

200 Norann King, Building Dept.

201 Mary Beth Smedley,
Secretary/Treasurer

203 Scott Piersol, Twp. Manager/
EMC and Fire Marshal

204 Matthew Van Lew, Roadmaster

100 Police Administration

Web Addresses

TOWNSHIP www.ebrandywine.org

POLICE www.ebtpd.org

Local Business Has Key Goal: Help People Cut Utility Costs

Good timing isn't everything in business success. But it surely helps.

Ask Bill Finch, a local resident who's been a passionate conservationist since his high school days in the 1970s. He quit a long-time corporate safety haven at Hewlett-Packard about 18 months ago to launch his own energy saving company, Alternative Energy Inc. He hit the leading edge of the new green revolution invigorated by the Obama election. And as he gets his company up to speed, he's looking to the near future when PECO Energy will end years of price capping and raise its rates, with prices to consumers going up in the 10% to 20% range.

PP&L's prices may go up even more steeply.

Cutting down on electricity use is going to be important to critical for most households and that plays right into Mr. Finch's strength. His goal is to help homeowners and small businesses lower utility bills and reduce their environmental impact with energy and water efficient devices.

His principal allies are sun, water and the wind. An important business appeal is that many of the devices he offers to take benefit of the elements cost less than \$100.

There's a device to check on and measure all the energy eaters in a normal household—refrigerator, water heater, TVs, computers,

clocks, microwaves. Merely unplugging those that aren't constantly in use can save significant cash. There's also a full-house or business energy audit, a more costly but more thorough procedure. Or there's the easy-to-carry solar panel that generates enough power to charge an iPod, cell phone, digital camera or GPS—and it can come with a mini-wind turbine attached to give added punch. There are backpacks with solar panels to power needed devices; the Haverford Township police department bought a bunch for its bicycle cops. And, of course, there's the much promoted idea of saving energy by just screwing in compact fluorescent light bulbs. Alternative Energy offers a wide selection for use in differing light sources.

For the more committed customers there are solar panels to reduce an air conditioning load, run an attic fan, support outdoor lighting or, on a super briefcase, power up a laptop. Major solar panel installations can run into the thousands of dollars though Mr. Finch asserts that, over time, such investments will pay off well.

Bill Finch also taps into the handling of another natural product—water. He says that switching to a properly-designed showerhead can cut water use in half. "If you were using three gallons you can cut that to one and a half gallons and still get a powerful shower," he says. "You use less water, you use less heat, you dispose of less water. Three benefits for a very few dollars." For gardeners, he sells rain barrels made entirely of recycled material.

The business operates solely on the Internet (Altern-Energy.com) and works through a stable of local

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Bill Finch adorned with a number of his energy saving devices including a portable charger for iPods, GPS units and similar small products and a solar-enhanced carrier bag that can be used to power up a laptop computer.

Believe It or Not

THINGS THAT MAY, OR MAY NOT, COME ABOUT HERE ABOUTS

continued from page 1

gallery in their building. A major issue is providing adequate sewage facilities. The Thretheweys, who have a cesspool, asked to tie in with the system that now serves the Township building—and many of the village residents. The Township is willing to have them tie in but says the Thretheweys would have to cover all the considerable costs involved. The matter continues under discussion.

An Osborne Road Temple

The owners of a home on Osborne Road close to its junction with Route 340 want to establish a Sai Temple, an Indian place of worship, on the 23-acre property.

The property is in Caln Township but adjoins East Brandywine

so the proposed use is under discussion by the Planning Commission and the Board of Supervisors. Both bodies are concerned about the impact of added traffic on a narrow, winding road, the maintenance of a long driveway shared with another resident, and the handling of water runoff from parking areas and the driveway.

Major Daycare Center

A real estate firm representing The Learning Experience, a daycare franchise, said its client is interested in opening an 11,000 sq. ft. daycare center in Guthriesville on the vacant land between the shopping plaza and the hardware store. The center would have a maximum capacity of 181 persons, including

children. Typically, about 25% of the children are between 6 months and two years old. The operator also runs a daycare center in Exton.

The operator also runs a daycare center in Exton.

The company first approached the Municipal Authority to ask if sewer capacity is available. When the matter came up at the August Planning Commission meeting, members raised concerns about parking, traffic impact and adequate play area for the children. The Ordinance Task Force is discussing where daycare centers may best be located in the Township.

Chester County Jobless Rate is Lowest in Metro Area

The unemployment rate for Chester County was 6.5% in July, a sharp increase from 4% in the same month last year. But it was the lowest in the metro area.

The figures from the Pennsylvania Department of Labor and Industry:

Chester County	6.5%
Bucks County	7.4
Delaware County	7.6
Montgomery County	7.1
Philadelphia	10.5

The rate for the entire state was 8.5%. State College, at 5.8%, was the lowest of any of the state's 14 metro areas.

Local Business Helps People Cut Utility Costs

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contractors. At some point, says Mr. Finch, he may open a retail outlet. One challenge is to select key words about his business that will lead Internet searchers to his site. "You live or die by Google," as he says.

Building business also relies heavily on relationships—contacts made through suppliers and at the many trade shows and like appearances he makes regularly (he had a booth at the East Brandywine Community Day in the Park in

late June and drew an interested group of attendees). Most of his business is within Chester County but he has attracted customers from as far away as California and Hawaii to his site.

Mr. Finch grew up in western Pennsylvania and earned a degree in geography and environmental studies at Edinboro University. He then earned a master's in communications at West Chester University and put down roots in East Brandywine. At Hewlett-Packard, he specialized in marketing and government affairs. Today, his wife Laurel, who teaches at Beaver Creek Elementary School, helps in the business as time allows (their two daughters, Billie and Jamie, are now on their own out in the business world).

To get his firm started, Mr. Finch got help from the state Small

Business Development Center in writing his business plan. The center provides "coaches" to help aspiring entrepreneurs cope with day-to-day issues that face someone setting up on his or her own for the first time.

Being active in community environmental efforts has helped build experience and contacts. Mr. Finch has helped establish a number of community recycling, composting and environmental education programs over the past 30 years. He's been recognized often for his work, with one of his most rewarding awards coming in September. Citizens for Pennsylvania's Future (PennFuture), the state's leading environmental advocacy group, chose him for a 2009 Green Power: Turn it On! Award. Among the other 2009 winners: Philadelphia Mayor Michael Nutter.

Lyme Disease Presentation

Chester County has one of the highest rates of Lyme disease in the world.

Learn how to protect yourself from the ticks that spread the disease, and what to do if you are bitten, by attending a presentation by the Pennsylvania Lyme Disease Awareness Committee, a collaboration of the Chester/Delaware County Farm Bureau, the Lyme Disease Association of Southeastern Pennsylvania, and the Chester County Health Department.

**February 16th, 2010, 7:30 PM,
at the Township Building in the Meeting Hall**

Shrinkage in New Home Proposals

In the summer of 2007, there was a total of almost 1,500 new single-family homes proposed for the Township. That total has now declined to about 1,000 as developers, for various reasons, have withdrawn their plans, a decline of about 30%.

Project	Status	# Homes Planned	# New Home Permits Issued
Pulte/Applecross			
Phase I	Final approval	123	118
Phases II-IV	Before planning commission	531	0
Hovnanian/Four Seasons at EB	Suspended*	273	0
Hillendale	Preliminary approval	208	0
Hideaway	Final approval	153	10
Gambone/Watters	Withdrawn	124	0
Rouse/Chamberlin	Withdrawn	38	0
Heatherwynd East	Final approval	26	4
Heatherwynd West	Final approval	22	2
Brandywine Ponds	Final approval	25	0
Forge Hill	Withdrawn**	13	0
Rothman	Preliminary approval	13	0

* The Hovnanian project on the Weaver farm on Horseshoe Pike is being replaced by the proposed Downingtown Area School District's new middle school.

** This 32-acre property, at the corner of Dowlin Forge and Creek Roads is now covered by an conservation easement negotiated with the owner by the Township Open Space Committee and the Natural Lands Trust (see related story for detail).

On the Move

The following real estate transactions took place between early JUNE and late AUGUST.

52 Blakely Road.....\$375,000	203 Hockley Drive.....\$450,000
104 Briarwood Drive.....\$335,000	116 Holly Drive.....\$420,000
1650 Caln Meetinghouse Road..\$435,000	5 Keller Way.....\$379,000
36 Cambridge Court.....\$220,000	Lot 16 Lammey Way.....\$450,000
109 Chapel Court.....\$248,000	260 Lenora Lane.....\$395,000
610 Corner Ketch Road.....\$363,000	102 Locust Knoll Road.....\$244,000
1 Delancey Place.....\$194,500	322 McFarland Drive.....\$385,000
100 Evergreen Drive.....\$359,900	4 MacKenzie Place.....\$185,500
104 Evergreen Drive.....\$335,000	227 North Caldwell Circle.....\$324,990
110 Evergreen Drive.....\$340,000	6 Raleigh Drive.....\$310,000
244 Ferndale Lane.....\$452,500	58 Somerset Court.....\$228,000
209 Heritage Court.....\$377,000	

Source: Weichert Realtors, West Chester

In the 2009 second quarter, the average price of homes sold was \$331,500, up a few thousand dollars from the first quarter. The average time homes were on the market declined to 90 days in the second quarter from 96 in the first. Average prices for homes sold in the 19335 zip code over the past year have held steady, dropping only 0.09% over the 12-month period. Moreover, homes sold in the zip code did so at an average 97% of the asking price.

RUSH TO BUILD

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that front on to Creek and Dowlin Forge Roads.

In all, the Open Space Committee, working with the Natural Lands Trust and the Brandywine Conservancy, has now protected more than 180 acres of land in the Township from development.

What's happening in East Brandywine reflects what's happening countywide. In mid August, the West Chester Daily Local News reported that the 2,290 new homes added to the county housing supply last year was down 21% from 2007 and the lowest level since the County Planning Commission began collecting data in 2000.

False Alarm Woes

The East Brandywine Fire Company wants residents' help in cutting down the number of false fire alarms it gets.

Many times smoke from cooking or steam from a shower sets off an alarm. The message then goes to a central office, which issues a 911 call—and once that call comes in the fire company has to send out apparatus.

Fire Marshall Scott Piersol is urging residents to ask their alarm companies to call the home before calling 911. The homeowner will be able to confirm quickly if the emergency call should go through or not.

Mr. Piersol also urges residents to make sure their alarm companies have complete home addresses. For example, some residents report that they live in Downingtown rather than East Brandywine and such information can lead to calls to the wrong fire company.

Ceremony Honors Generosity of Many Park Supporters

At a well-attended ceremony at Community Park in late June, the Township Park and Recreation Board dedicated memorials for those who have given generous support to the Park. Members of the Krapf and Brown families were singled out for their special contributions.

The Memorial Garden, also known as the Clock Garden, was dedicated “in loving memory” of the following former residents: David Laird, Robert McCarty, James Manley, George Zynn, Peggy Pierce, Grace Heidelbaugh, Mildred Neff, Glen Wagner, Peg Frazer, Alice Springer, Eleanor Krapf, Richard Byerly, Theodore Jameson, Alice Souden and Mar-dette Krapf Miller.

The ceremony also included dedication of the new Millicent Krapf Memorial Garden, recently completed next to the pavilion in the northern section of the park, and a plaque and tree honoring the memory and generosity of Lucille and Ellis Y. Brown III.

The financial support, given by the honorees over many years, has paid for many of the improvements in what is today a 63-acre recreation center for all East Brandywine residents.



Below Left: The Memorial Garden, with its signature clock tower, was the site of the dedication ceremony. **Above:** The Park & Recreation Board's Sandy Lammey addressing the dedication ceremony attendees. Township Manager Scott Piersol displays a plan of the Memorial Garden.

REMINDER: OUDOOR BURNING NEEDS PERMIT

The Township wants to remind residents that any open burning of yard waste and even of campfires needs a permit. Most permits are good for one or two weeks though longer ones may be issued for campfires that residents plan to use fairly regularly.

Scott Piersol, Township Manager, says that, when practical, residents should rely on the regular leaf collections and chipping program run by the Township rather than burning. There is an ordinance that says that smoke from a resident's fire may not present a serious annoyance to neighbors.

Note for the future: once the Township population reaches 10,000 no outdoor burning of yard waste will be permitted, by state law. It will have to be collected and recycled. But we're nearly 3,000 shy of that total and aren't expected to reach it for a few years.

Register for Rover

For Low-Cost Travel

The Chester County Department of Aging Services wants to remind anyone 65 or older that they can use the Rover Aging Shared Ride program but to do so they must be registered.

Rover's toll free number, for registration, is 1-877-873-8415.

In Chester County, the Rover program for essential rides is subsidized by the Pennsylvania Department of Transportation and the county Department of Aging Services, with a small portion of the fare paid by the patron. Currently the rider's portion of the fare is 75 cents each way. All Paratransit buses are accessible and all rides must be scheduled in advance.

Essential rides include:

- Visits to the doctor or other medical appointments.
- Visits to family members who are residents in nursing facilities.
- Visits to the Social Security office.
- Visits to the Department of Aging, in the Government Services Center.
- Attendance at adult day centers.
- Attendance at area senior centers.
- Visits to the grocery store.

Praise and Applause

Tom Walsh,
EBYA Baseball
Commissioner:

"As a league, we could not be more proud of these boys and what they have accomplished. Collectively, they have played together since they were 8 years old and have made strides to get better every year. I think this is a testimonial to the coaches in our league and to the development offered here at EBYA baseball."

Paul Heinmiller,
President, EBYA:

"EBYA is proud to provide year-round recreational sports for the children of East Brandywine Township and the surrounding townships. The many volunteers of EBYA, from the board members to the coaches and the parents in the snack bar, put in many hours supporting our programs. To have the 12U Cal Ripkin baseball team win the Pennsylvania state championships provides further proof that all of the volunteer hours have been very well spent. Congratulations to the team, the coaches and the entire EBYA Cal Ripkin baseball league."



The East Brandywine team that won the Pennsylvania Cal Ripkin Award, a championship first for these youngsters. The Township presented each player with a certificate during a ceremony at the Board of Supervisors mid-August meeting. The three Supervisors—Hudson Voltz, Jay Fischer and David Kirkner—are in the back row along with Township Manager Scott Piersol. *Photo: Paul Heinmiller.*

EBYA Baseball Heroes Win First State Championship

By Brian Roselli, Assistant Coach

EBYA's 12U team (no player older than 12) accomplished something that has never been done before in league history: win the Pennsylvania state title. The quest began in June when the team went to Birdsboro and played a double elimination tournament against teams from Douglassville, Antietam, Birdsboro and Pine Grove. EBYA went undefeated as Calvin Sparhawk, Spencer Cobb and Frank Chubb pitched and won all games needed to take the District 6 Title for the third consecutive year.

Next the team headed to Springford, the weekend of July 17-20, to battle seven other teams and for the right to advance to the regionals. Game 1 was against the four-time defending state champi-

ons, Springford. Calvin Sparhawk pitched a wonderful game and EBYA went on to win 6-4 thanks to an Alex Jankowski home run. The next opponent was Birdsboro, no match for EBYA, and the game ended after four innings with a 22-4 thumping. Game 3 was against Lehigh Valley and once again EBYA players showed their prowess as they went on to score 10 runs in 4 innings as Cobb and Chubb combined to pitch a no hitter (final score 12-0). EBYA went in to Game 4 knowing that they had the number one seed sewn up and so it was a game to rest their starters and their pitching. They still nearly pulled off a victory, with home runs by Gavin Roselli and Chubb, but in the end they lost 11-9.

Finishing 3-1 in pool play with 52 runs for and 19 runs against put EBYA into the single elimination round. The semi-final, a hard-fought game against Douglassville, put Spencer Cobb on the mound, pitching a two-hitter. However the EBYA bats were a little cold and scoring was at a premium, but Cobb surrendered only one run, so EBYA's four runs were enough to earn them the right to play for the state title for the first time in their history!

The state championship game came with a flurry of excitement and many of the other age brackets from EBYA came out to support their team. The game featured Calvin Sparhawk on the mound vs. Springford, the four-time defending state champions.

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The Milemarker

EAST BRANDYWINE TOWNSHIP

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Editor

George Holmes

Design

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Send community news to:

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Players & Coaches

Toby Welk

short stop

Calvin Sparhawk

pitcher and second base

Alex Jankowski

second base and catcher

Spencer Cobb

catcher and pitcher

Frank Chubb

third base and pitcher

Gavin Roselli

right field

Tyler Alansky

first base

Josh Joyner

center field

Brendan Woodward

left field

Josh Marcelli

third base

AJ Catanese

first base

Jimmy McNeil

left field

Tony Jankowski

head coach

Vince Welk

assistant coach

Brian Rosselli

assistant coach

Bridges of Sorrow

The bridge on East Reeceville Road, closed for many months, was due to reopen in October. The many motorists inconvenienced by the reconstruction hopefully now are sighing with relief. But there are a number of other treats in the making.

A County-owned bridge on Hadfield Road between Bondsville and Zynn Roads—a roadway that has become an unexpected major traffic route when the East Reeceville span was out—probably is next up for replacement. The suggested date still is two to three years away. Then there's a bridge replacement scheduled for Little Washington Road where it crosses Culbertson Run between North Guthriesville Road and Evergreen Drive. That work originally was slated for 2005 but has been postponed a

couple of times. The latest date, says PennDOT, is "not before 2012." Work on this project is expected to take "about nine months."

The bridge crossing the east branch of the Brandywine just east of the Lyndell Post Office on Lyndell Road is badly in need of repair but PennDOT is in a dispute with East Brandywine and Upper Uwchlan Townships over who is responsible for the work (half of the bridge is in each township). PennDOT says it handed over the road to the townships in the early 1970s and while the townships' minutes show the matter was discussed no one has yet discovered any document to show that the townships agreed to the deal.

The solution, says Scott Piersol, East Brandywine Township Manager, may be for the townships to

do the repairs—because the safety of their residents is involved—but any work would be done without any concession that the townships, not PennDOT, own the bridge.

The bridge on East Fisherville Road was finally opened as a one-lane temporary fix earlier this year but the span still needs to be replaced. However, the bridge is in Caln Township, which does not consider the work a priority. The two townships are discussing ways to finance the project.

Still to come, repair or replacement of the bridge on Osborne Road where it joins Route 340. Once again, the bridge is in Caln Township but most Osborne Road residents live in East Brandywine so the two townships may share at least some of the job's cost.

EBYA BASEBALL

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EBYA was the visiting team, by virtue of losing a coin toss, so they batted first, and struck first with three runs in the top of the first inning. The bats had come alive, as Spencer Cobb, switch hitting and batting right handed, roped a ground rule double to drive in the first run of the game. Then Roselli hit a ball that found the gap and plated two more runs. It was all that Calvin would need to win this game, as he went on to pitch a two-hitter, mowing down Springford batters one after another!

In the fifth inning EBYA broke the game wide open on the shoulders of a Sparhawk home run and a flurry of other hits from the team. EBYA would 10-run Springford (11-1), and earn their first state title. This was the first time Springford had ever had 10 runs scored against them.

Congratulations EBYA 12U All-Stars!

Relaxing at Community Day

Fine weather, chatting it up with old friends, sizzling burgers, a flag-decked group of vendor and volunteer stalls, pony rides for the kids and a huge display of antique

cars all contributed to a relaxed and well-attended Township Community Day in the Park in late June.

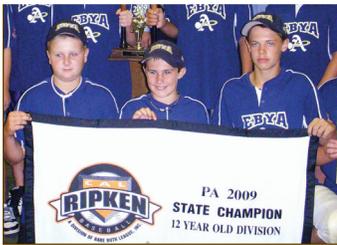
The display of vintage autos—put on by the Cruisin' Classics Chevy Club of Chester County—drew a steady crowd that ranged from the amazed and envious gawkers to the professional auto buffs.





One Man Went to Mow

For most of us, mowing one or two acres often seems like a chore. If that's how you feel, spare a kind thought for Bob Zynn who each week mows 60-plus acres at the Community Park. Mr. Zynn, retired sort of, was a building contractor for many years and with his intimate knowledge of the Township, its past and its residents, could well be considered a prime Township social historian. His involvement here includes a spell as Captain of the East Brandywine Fire Co.



EBYA Baseball's 12U team won the Pennsylvania Cal Ripkin Award. Read the full story on page 6.

Postmaster: deliver to current occupant

PRESORTED STANDARD
US POSTAGE PAID
SOUTHEASTERN, PA 19399
PERMIT #50



1214 Horseshoe Pike
Downingtown, PA 19335-1153
EAST BRANDYWINE TOWNSHIP
The Milemarker