



# The Milemarker

EAST BRANDYWINE TOWNSHIP



Tucked away in a corner of the Township is a garden treasure little known by residents of East Brandywine but famous among professional gardeners across the country and in many foreign nations. Its "ruin garden" that faces on to Osborne Road—shown in this picture—is an imaginative presentation of color and beauty that changes with the seasons. For a full report on the garden, please turn to page 4.

## Supervisors Approve Budget for 2006

The Board of Supervisors approved a 2006 Township budget that shows a slight operating surplus, but the cost of the new Township complex, a need to rebuild the capital reserve and higher costs of refuse collection together will force some increased bills for residents. To offset the new capital costs, the real estate tax will be increased by one half of one mill. Higher charges by the trash hauler, lower recycling volume and higher tipping fees at the trash site mean that the present township collection fee will go up by \$20.

A recent study showed that the median value of an East Brandywine home was just shy of \$290,000 which means such a homeowner will face an increase of about \$145

in the 2006 real estate tax. The present refuse and recycling fee is \$175 and will go to \$195—which still is lower than the fee paid by residents in a number of neighboring communities (see related stories on recycling on page 5 and fee collections on page 2).

On the good news side, the Township's share of paying for the Brandywine Regional Police—at \$1.2 million the biggest single item in the operating budget—will decline slightly from 2005. There also will be a reduction in Township health insurance costs—down to \$108,000 from \$145,000 last year—thanks to negotiations in the new contract.

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## Where Do We Go From Here?

A public meeting will be held Feb. 22 at 7:30 p.m. at the East Brandywine Fire Company hall, 2096 Bondsville Road, to discuss results of the recent resident survey. The survey asked residents how they felt about recreation, open space and other Township programs. Also on the calendar:

### May

Parks and Recreation Board's annual golf outing at Honey Brook Golf Course. Time and day to be announced.

### June 25

Family Day in the Park at the Community Park on Dilworth Road. Enjoy vintage car display, baseball events, climbing wall and many other activities for the entire family.

Volume 13, Number 1

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## Who, When & Where

### Township Board of Supervisors

Jay G. Fischer, Esq., Chairman  
Hudson L. Voltz, Esq., Vice Chairman  
David A. Kirkner, CPA, Member

### 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.

All meetings at the East Brandywine  
Fire Company, 2096 Bondsville Rd.

#### TOWNSHIP ORDINANCE FORCE

Fourth Wednesday at 7:30 p.m.  
at D.C.C.C.

### Important Numbers

Fire and Ambulance .....911  
Police (emergency) .....911  
Police (non-emergency) ..... 383-7000  
Poison Control.....(215) 386-2100  
Police Administration ..... 269-4300  
Police FAX ..... 873-4550  
Township Administration.. 269-8230  
Township FAX ..... 269-4157  
Website ..... [www.ebrandywine.org](http://www.ebrandywine.org)

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

### Telephone Directory

The Township Directory is available  
from any touch-tone phone 24 hours  
a day. Just call 269-8230 and press one  
of the extensions shown.

### Township Staff Directory

200 Norann King,  
Receptionist and Building Dept.  
201 Mary Beth Smedley,  
Secretary/Treasurer  
203 Scott Piersol,  
Manager/EMC/Fire Marshal  
204 Matthew Van Lew, Roadmaster  
100 Police Administration

To reach Patti Piersol, Tax Collector, call  
(610) 269-4054, or fax (610) 269-2171.

### Township Information Directory

Temporarily unavailable due to the  
recent relocation of Township offices.

## Tax Bills: How & When to Pay

There's been some confusion about to whom residents should pay their Township taxes; some still are sending payments to the former tax collector at her former home.

Patti Piersol was appointed tax collector last year and had her job confirmed by voters in November. Tax payments should be made out to East Brandywine Township (not to Mrs. Piersol) and sent to the Township's tax processor in Bangor, PA, or to Mrs. Piersol at the Township address, 1214 Horseshoe Pike, Downingtown, PA 19335-1153. To get a receipt, send a self-addressed, stamped envelope with the payment.

Under a new arrangement made last year, all taxes and fees are combined in a single bill. These include the real estate tax, recycling and refuse fees and, if relevant, the fire hydrant tax.

Tax bills are sent to the homeowner only. If the money for your taxes is escrowed by your mortgage company, contact that company for its procedures. Some companies contact the Township to get their information electronically; this was not possible in 2005, but hopefully will be in 2006.

"I have not had any mortgage company tell me that it would not accept the all-in-one bill," says Mrs. Piersol. "If you have to send your bill to the mortgage company, make and keep a copy for your records. If you request a duplicate bill from me, you will be charged the fee our processor charges the Township."

Contact the Chester County Assessment Office to make changes in names or addresses on your billing. All Township tax information and changes go through the county.

"For questions or to set an appointment to meet at the Township office, please call my home office at (610) 269-4054," says Mrs. Piersol. "If you reach our answering machine, please leave your name, spelling the last name, phone number, a good time to return the call, street address of property and parcel number along with your reason for calling."

Since taking office, Mrs. Piersol has begun an active campaign to collect delin-

quent taxes. Collections of past-due real estate and fire hydrant taxes, and the refuse and recycling collection fees now amount to \$16,203. The total still outstanding is now \$70,261 of which \$28,951 are refuse and recycling collection fees for the period 2000 to 2004.

Township Supervisors are now pursuing an earlier-announced policy of filing municipal liens against serious defaulters; because of the cost of filing liens, Supervisor Hudson Voltz recommended that a delinquency should total a minimum of \$500 to trigger a lien filing. If a lien is filed against a property, the outstanding tax or fee would have to be paid before the property could be sold. Additional charges are included in the lien amount, and interest will accrue on the lien amount.

## Volunteer of the Year

Bruce Rawlings, chairman of the East Brandywine Planning Commission, was named Volunteer of the Year at a Township ceremony last fall.

Mr. Rawlings became a member of the Planning Commission in April 2000, was appointed vice chairman in 2001 and became chairman in 2003. In his time with the group, he has helped oversee some of the most demanding periods in the Commission's history as a dozen or more major housing development plans were submitted for consideration. In this task, as in all others, he has worked "with dedication and passion," says his wife, Cathie.

The Rawlings have two sons, 20-year-old Bryan, a junior at Kutztown University, and 18-year-old Matthew, a freshman at West Chester University. The Rawlings boys both are soccer players and from their earliest years through their graduation from high school, their father was their coach. He coached Bryan's soccer team to win the state championship in 2003.

Mr. Rawlings has worked at Robert Montgomery Landscapes for the past 25 years where he is the senior designer.

# Verizon Wants to Offer TV Package

Verizon Pennsylvania Inc., which already offers telephone and broadband service in the Township, wants to provide cable TV service as well under a proposed franchise agreement with the Township. Lengthy and detailed negotiations about such an agreement, in progress since last fall, appeared to stall at the end of the year over three issues: the Township's right to audit resident activity reported by Verizon, legal protection for the Township if a third party challenged an East Brandywine-Verizon agreement in court, and terms under which any agreement might be terminated.

The impasse emerged at the Board of Supervisors' regular December meeting. Lincoln Janus, franchise manager for Verizon, urged the Supervisors to wrap up the deal by the end of the year while the Supervisors, while conceding they'd like to make a deal, insisted on dotting all the i's and crossing the t's before doing so. Their response came even as Mr. Janus dismissed any remaining contract loose ends as unwarranted. His message seemed to be "Verizon is a big and honorable company, we'd always be fair, trust us." To which the Supervisors answered, "Sure, but let's get a signed contract anyway." Both sides agreed to meet again to try to work out a satisfactory contract.

In presenting his case, Mr. Janus stressed that Verizon "wants to bring competition



Supervisors Jay Fischer, David Kirkner, and Hudson Voltz (far right) flank Manager Scott Piersol, shown presenting a plaque honoring the Fire Company for 50 years of dedicated community service. President Todd Shaffer (second from right) accepted the plaque during the Supervisors' November 16th meeting.

and choice" to East Brandywine residents, something that's missing now because Comcast alone has a franchise contract with the Township. He also stressed that Verizon's use of fiber optic cable ensures a higher quality than the coaxial cable used by Comcast. In dollars and cents, he said that competition could lower user costs by 15% to 20% and he touted a Verizon package deal combining telephone, Internet access and a full range of TV channels (including pay-to-play) with a monthly charge of \$39.95 plus \$2.95 for a cable converter box.

The present long-term contract with Comcast provides and the proposed one with Verizon also would provide for a local public access TV channel. A few municipalities around the state have launched such a channel successfully, often working with the local school district. Such channels offer basic school and township information and opportunities for programs by and for local residents.

East Brandywine has made no move to get involved with public access but Scott Piersol, the Township Manager, is interested in exploring the possibilities. If any residents would like to work with the Township to consider what might be done and how, they should contact Mr. Piersol at 610 269-8230 x 203 or send an e-mail to [scottpiersol@ebrandywine.org](mailto:scottpiersol@ebrandywine.org).

## Township Salutes Fire Company

The Board of Supervisors gave the Township's thanks and congratulations to the East Brandywine Fire Co. as it celebrated its 50th anniversary last year. At its November meeting, the Board presented the Fire Company with a black granite plaque bearing the following inscription:

"The East Brandywine Board of Supervisors commend the past and present members of the East Brandywine Fire Company for their 50 years of dedicated service to our community. 1955-2005. Presented this 16th day of November 2005."

The individual supervisors—Chairman David Kirkner, Vice-Chairman Jay Fischer and Member Hudson Voltz—each offered their personal congratulations to the Fire Company and its members. Fire Company President Todd Shaffer thanked the supervisors for their continued support. Other Fire Company members in attendance included Kevin Shaffer, Vice-President, Patti Piersol, Secretary, John Neff, Fire Police Captain, Eileen Amatrudo, Fire Police officer, and firefighters Andrew Young, Daniel Ciarlone and Brent King.

### Keep In Touch

To keep up to date on police affairs, check [www.brandywineregional.org](http://www.brandywineregional.org). This Website includes useful information, links to important state sites and a section where kids can have fun and interact with K-9 Vic. Tips or other information can be e-mailed to the police at [brpd@comcast.net](mailto:brpd@comcast.net). All information is kept confidential.

# A Hidden Township Treasure

Call it East Brandywine's most underappreciated—more likely, most unknown—beauty spot. Yet it attracts visitors from all over the United States and some from overseas, while national magazines send correspondents who lavish praise, pages and pictures on what they've encountered. Count among the guests profession-

work in progress. What David Culp calls "a Pennsylvania country garden."

To be fair, located as it is where Osborne Road dips down to corkscrew towards Thorndale, drivers tend to concentrate more on missing house walls and curbside trees than admiring the view. So, at best, they catch a glimpse of a sudden



Early summer brings a rush of color, shapes and contrasts to the garden's flower beds.

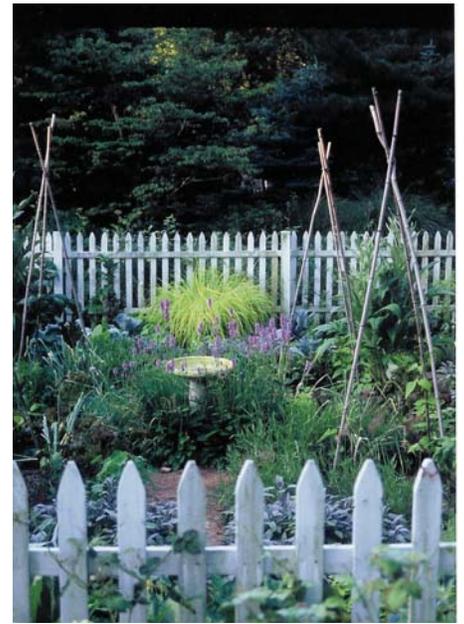
als from such household-name institutions as the Smithsonian, Longwood Gardens and Winterthur.

So what is this amazing place? It's the garden of David Culp and Michael Alderfer, 15-plus years in the making and still a

bank of flowers as they go by. Those who have time to pause and visit are rewarded with a rare treat: two acres of horticultural magic complementing a gracefully-restored house that dates from the 1790s.

Culp, a professional gardener and regular speaker and writer about gardening, returned to Pennsylvania from the South to buy the property in 1990; Alderfer, also a professional gardener, joined him three years later. Chester County's beautiful rolling landscapes were one lure that brought Culp back north but the house and land he bought were in sad shape. It took years to clear out multiflora rose, poison ivy and other unwanted growths and much time, too, to restore the house and cart away trash from the yard and what was a crumbling barn.

When he bought the land, Culp drew up a plan of what he wanted to achieve. This involved clearing a hillside that made up about half of the property and designing a combined flower and vegetable garden



David Culp says that "the heart of the country garden should be a vegetable garden." Here you see the fenced vegetable garden, a model of careful plantings that's surrounded by perennial beds.

to occupy the rest. The plan was merely an important beginning. As it shaped up, imagination and artistry took over.

The result is stunning. The hillside is now a tree-strewn rock garden and Culp has created a series of plant habitats dedicated to the four seasons in the rest of the space. Facing the road is what he calls "the ruin garden"—a space backed by an original stone wall where plant arrangements once again shift with the seasons.

Culp relishes the dramatic. Each year he plants 500 daffodils and his total is now past 5,000. He raises 70 different types of snowdrops. And he luxuriates in his specialty, the hellebores (popularly also known as the Lenten rose, which often flowers while snow is still on the ground). In many gardens, helleborus blooms with a pale cream to pink blossom. Culp, by creating hybrids and selective planting, has a full palette of colors that includes deep reds, purples and whites.

Throughout the garden, there is a constant mix and match. Among the many plants: galanthus, roses, hepaticas, cyclamen, euphorbia, arums, lilies, peonies and iris. Often, a particular plant is an exotic variety which Culp discovered on a foreign buying trip. The iris, for example, he discovered in the grounds of a Japanese temple. Working on behalf of a nursery in Connecticut, and on his own behalf, Culp

*continued on page 5*

## Help Out at Acme

Memo to anyone shopping at Acme Markets. Please bring your sales slips to the police office (currently in the Laird Building on Hopewell Road). The Chester County Hero's Fund receives contributions from Acme based on total sales receipts collected. The fund benefits police and fire personnel injured or disabled in performance of their duties.

# Garden

*continued from page 4*

is a regular plant shopper in many parts of the world, including England, Holland, Germany and Japan. His searches focus on colors, the season of blooming and the plants' temperature tolerance for a Pennsylvania winter. Designwise, his blending of native and exotic plants aims to achieve what Culp calls "a studied naturalism."

In developing the garden, Culp and Alderfer are guided by a number of principles. Among them, says Culp, are the belief that "a garden is a living place, a place of constant change" (thus he won't hesitate to dig out the foxgloves, replace them with cleome and then the cleome with asters) and that "the heart of the country garden should be a vegetable garden." His square vegetable garden, fenced and flanked by perennial beds, is a model of neatness, usefulness and color.

Most of the flowers are in beds. But many are scattered in pots, adding spots of color along walkways. Color comes not just from blossoms; foliage and grasses also play their part. In all, summed up a writer in *Horticulture* magazine, "the genius of that garden is that Culp and Alderfer have managed to blend their many plant collections into a seamless whole."



About half the two-acre garden consists of a hillside, scattered with trees and traversed by pathways. This show of daffodils is a welcome to spring. David Culp is a daffodil lover—planting about 500 each year and his total is now well past 5,000.

# SOS to Residents: Save Money, Recycle More

For whatever reasons, East Brandywine residents are failing to recycle—and it's costing the Township (and therefore the residents) hard cash. Last year, once again, the volume of paper and cardboard recycled went down with three costly results: the Township made less money selling recycled material, the state grant rewarding recycling by volume went down and, because more material that could be recycled went into trash cans, more trash was moved to the landfill and dumping fees increased.

All this largely explains why residents will have to pay an extra \$20 per household this year to have their expected curbside collections. So, to help everyone in the Township, please:

- Recycle all used paper material (newspapers, magazines, catalogs)
- Recycle all cardboard—but flatten all boxes before discarding. It's okay to tie up the cardboard and put it at curbside but, to make sure it doesn't end up in the garbage truck by mistake, take it to the maroon container at the back of the lot next to the fire station (this is a tempo-

rory location while the new Township complex is being built).

- Also, continue to recycle all glass, aluminum, steel and tin. Think of the effort as money in your pocket.

## *New Fee Schedule for Building Permits*

The Board of Supervisors adopted the Pennsylvania Uniform Construction Code in 2004. It also established a new fee schedule for building and zoning permits and a Board of Appeals to hear appeals arising from the administration and enforcement of the code.

The actions underline the fact, not known by all residents, that construction permits and related fees cover activities from building a shed or gazebo, installing a swimming pool, adding a spare room or garage, installing a fuel tank or building a fence higher than six feet.

For new residential construction, the building fee is now 30 cents per square foot of usable floor space with a minimum fee of \$250 plus a \$75 use and occupancy fee and a \$2 training fee to the PA Department of Labor & Industry.

**Failure to get a permit for work requiring one calls for a \$100 surcharge in addition to required permit fees.**

Building permits are available at the Township Office during normal business hours. Contact Secretary Norann King at extension 200 with questions on building requirements.



Built in 1869, this structure has seen many uses in Guthriesville, including a post office, general store, luncheonette, barber shop, restaurant, and apartments.

## Farewell to Mama Lena's?

By the time this edition of *The Milemarker* reaches residents, the fate of the 137-year-old building on Horseshoe Pike popularly known as Mama Lena's (from the pizza parlor that occupied the space for some years) may be decided. Its future: possible demolition. That action would be an important step in clearing the way for the proposed Wawa gas station and convenience store at the corner of Horseshoe Pike and Bondsville Road.

### Traffic Warning

Brandywine Regional Police remind residents to drive slowly and cautiously throughout the Township's winding roads. There are many deer crossing the roads and water runoff may cause hazardous driving conditions in freezing weather. "Most accidents are a result of excessive driving speeds in these conditions and not having enough time to react to hazards," says Chief Mark Kocsi.

The owner, Claudio DiGiamberardino, through his attorneys, has argued that the building is so run down that it would be too costly to try to repair and renovate it. Moreover, he says that he lacks any potential tenants; the most recent, Science Explorers, has moved to another location.

The Township Historical Commission has fought the demolition, arguing the building has historical significance. The Commission has invoked two key points to bolster its case. The first is that no demolition can occur while the state Historical Commission is considering a request to give Guthriesville village—which includes the Mama Lena building—standing on the National Register of Historic Places. The second is that the changes to the proposed Wawa site, including the Mama Lena building, cannot be made without approval of federal authorities, in this case the Army Corps of Engineers. The Corps is involved because site preparation would require the relocation of a stream which runs through the property, and a wetlands crossing.

The building owner's attorneys say neither point should deny the owner the right to tear down the building—even if such action might jeopardize the Wawa venture.

The Board of Supervisors held a special meeting in December to discuss the issue and agreed to give a ruling by mid January.

## Open Space Group Needs Volunteers

The Township Open Space Committee, founded just over three years ago to help preserve and protect open space in East Brandywine, needs up to three new members. They will replace members who have taken on new work commitments or are leaving the community.

The Committee's work is funded by a small addition to the Township earned income tax, approved by voters in the November 2002 election, and by various grants, especially from Chester County. To date, one 40-acre farm at Rock Raymond and Dowlin Forge Roads has been preserved, thanks to the Committee's work. Chester County Commissioners last fall committed more than \$500,000 in support of another committee goal—an easement that would preserve a major viewshed along Creek Road. The Committee also is in discussion with a number of other significant landowners in the township. It works closely with representatives of the Brandywine Conservancy and the Natural Lands Trust.

Committee members' duties include attendance at monthly meetings (second Monday of each month at 7:30 p.m.); active participation in discussions about the Committee's preservation efforts; and occasional personal contact with landowners to discuss their goals and how the Committee can help achieve them.

Qualifications: A desire to help maintain the beauty and open views within the Township; a willingness to commit a few hours each month and to participate in open discussions on committee activities and goals; and a willingness to study and discuss various options available to open space preservation groups. If you're interested, contact Kate Okie, chair of the committee, or Scott Piersol, Township Manager, at the Township office—by phone at (610) 269-8230 x 203 or by e-mail at [scottpiersol@ebrandywine.org](mailto:scottpiersol@ebrandywine.org).

# 5th Graders Help Boost Soldier's Morale



Officer Joe Glasgow

Fifth-grade students at Brandywine Wallace Elementary School have become active e-mail pen pals of Officer Joe Glasgow, a member of the Brandywine Regional Police who's serving on military duty in Kuwait.

"The students are sending packages and e-mails to Joe and he's writing them back answering their many questions," reports Police Chief Mark Kocsi. One task for the kids: coming up with new call names for Joe while he's overseas. Regulations say he must create a new name for himself every month. Among their suggestions are "Eagle 1," "Nitro 2," "High Flyer," "Boomer" and "Patriot." Adds Chief Kocsi: "Joe has expressed to us how appreciative he is of the students' e-mails as they help him pass some of the lonely time. The project is proving to be a great learning experience for everyone involved and we appreciate all the effort put in by the teachers to make it a success."

# DARC Plans Full Slate of Winter and Spring Programs

The Downingtown Area Recreation Consortium (DARC) is planning a busy winter and spring with multiple sports opportunities and trips to theaters and vacation spots. For details, call the recreation office at 610 269-9260 or go on line at [www.darcinfo.com](http://www.darcinfo.com).

The calendar will include after-school French and Spanish clubs, science clubs and various exercise classes, Yoga, home improvement workshops, dance and numerous sports program—including basketball, indoor soccer, t-ball, beginner golf lessons, tennis and ice skating.

DARC will also offer men's and women's basketball leagues. There will be co-ed and men's softball leagues in the spring and a women's softball league in the summer. New this spring will be an instructional youth soccer league for kindergarten through 3rd graders and an instructional youth roller hockey league for 6- to 12-year-olds.

There will be several bus trips. Among them: to Broadway shows *Phantom of the Opera* and *Spamalot*; to New York City for shopping; to Annapolis for a harbor cruise; to Longaberger Basket Factory in Dresden,

Ohio; to Mexico's Copper Canyon; and to New England for a Rails and Sails fall foliage trip.

Ski enthusiasts can get discount tickets for the following resort areas: Alpine Meadow, Bear Creek, Jack Frost/Big Boulder, Blue Mountain, Camelback, Elk Mountain, Roundtop/Liberty/Whitetail, Seven Springs and Shawnee Mountain. The discount tickets are available through mid March. Discount amusement park tickets will be available beginning in mid May.

DARC also is running half-day summer playground camps at Brandywine Wallace Elementary School. They will be offered from June 19 through July 28 (no camp July 3 or 4) Mondays through Fridays from 9:00 a.m. to noon. These camps are available to age groups 7 to 11 and, new this year, ages 4 to 6.

You must pre-register in person at the DARC office at 114 Bell Tavern Road in Downingtown. Registration begins Feb. 27.

DARC is made up of the eight municipalities, including East Brandywine, that are part of the Downingtown Area School District.

## 2006 Budget

*continued from page 1*

The earned income tax will be the largest source of Township revenue, as in past years. The projected 2006 total is \$950,000; the real estate tax, the second major source of revenue, is projected to total \$855,900.

Legal and engineering fees related to land development projects will remain a significant expense in 2006; developers reimburse most of these costs but the Township must make the up-front payment.

A number of new highway projects, with a projected combined cost of about \$176,000, are planned for 2006. These include drainage improvements, widening and repaving of Crawford Road; widening of Hatfield Road from North Bailey to Zynn Road; and overlay of the streets in the Echo Dell development.

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Downingtown, PA 19335-1153  
[marybeth@ebrandywine.org](mailto:marybeth@ebrandywine.org)

# Busy Developers at Work

Home builders in East Brandywine had a busy fall. Here's a summary of what's been happening:

Gambone Brothers won final approval to build about 20 homes in its HeatherWynd development on the south side of Corner Ketch Road. It acquired, from Southdown Homes, the Lyndell Pointe development planned on the opposite side of Corner Ketch Road and renamed it HeatherWynd East. This 26-home community abuts the Keats Glen subdivision.

Gambone also has acquired equitable ownership of the 51-acre Watters farm which spreads from Horseshoe Pike, just west of the shopping center, to North Guthriesville Road. It also purchased the adjoining 10-acre property of the late Betty Spence on North Guthriesville Road. Gambone, as of late December, had not submitted a plan for the properties to the Planning Commission but reportedly the company wants to create a mix of housing and commercial operations.

Southdown Homes acquired the rights to the Hide Away Farms development, which was brought to a final plan by Wilkinson Builders. The subdivision, with 151 homes in East Brandywine and more in West Brandywine, is now under construction on the former Devereux Farm on Little Washington Road. The develop-

ment will have public access from Little Washington Road and Highspire Road in Wallace Township.

Rouse Chamberlin Homes, which built the Hopewell development on both sides of Hopewell Road, has refined its plan for a 38-home subdivision on the west side of Dilworth Road. Following representations by local residents and the urging of the Planning Commission, the company concentrated the proposed homes further away from Dilworth Road, preserving a wide swath of farmland between the road and the homes. It also abandoned a plan to have an interior road link into Elmwood Drive in the Cross Keys subdivision. Instead, the link will now be made with Evergreen Drive.

In a final piece of development news, Pulte Homes has decided that its massive 665-home subdivision and golf course on the Overlook Road Farm will be named Applecross. Construction of Phase I of this project may begin in 2006.

## On the Move

The following real estate transactions took place between mid August and mid December 2005:

121 Aspen Drive .....	\$635,000
40 Blakely Road .....	\$330,000

350 North Buck Road .....	\$475,000
9 Clover Lane .....	\$400,000
Lot 34 Cumberland Ridge .....	\$801,115
422 Dilworth Road .....	\$320,000
141 Dowlin Forge Road .....	\$452,000
401 Echo Dell Road .....	\$679,900
221 Ferndale Lane .....	\$596,434
223 Ferndale Lane .....	\$559,000
237 Ferndale Lane .....	\$450,000
105 Firethorn Drive .....	\$372,000
113 Governors Circle .....	\$313,000
183 Hatfield Road .....	\$515,000
207 Heritage Court .....	\$465,000
306 Jefferis Road .....	\$360,000
3 Kristin Circle .....	\$290,000
121 Locust Knoll Road .....	\$299,500
61 Margill Farm Drive .....	\$813,583
76 Margill Farm Drive .....	\$907,554
3 West Merion Circle .....	\$299,900
208 Montpelier Drive .....	\$475,000
11 Quail Hill Lane .....	\$529,900
200 East Reeceville Road .....	\$432,500
480 Reeds Road .....	\$325,000
589 Rock Raymond Road .....	\$670,000
8 Township Road .....	\$ 66,500
66 Yellowwood Drive .....	\$264,900
99 Yellowwood Drive .....	\$250,000
365 Zynn Road .....	\$299,000

For all of 2005, the average price of homes sold in the Township was \$411,200. Homes were on the market for an average of 47 days.

Source: Weichert Realtors, West Chester



**Mailing Address**

1214 Horseshoe Pike  
Downingtown, PA 19335-1153

**Office Location**

Laird Professional Building  
110 Hopewell Road, 2nd Floor

[www.ebrandywine.org](http://www.ebrandywine.org)

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