

# Turning Sunshine into Dollars

## Two Local Firms Make a Bet on Solar

Drive from the east on Horseshoe Pike as it approaches Guthriesville and on your left is the Township's signature picture-perfect view across the McCausland farm, a symbol of the area's great agricultural heritage.

Look to the right and you see a gleaming array of solar panels—another symbol, though this one is a view into the future. The system, which went into operation last December, belongs to Blue Moon Florist and its owner, Ami Trost, who says putting it in was a no-brainer. And she offers dollar figures to back up this claim.

Drive on into the village and turn left on Bondsville Road and you'll see another solar installation, this one on the roof of Heritage Metalworks. Jon White, the co-owner with his brother Matt, offers a more qualified opinion. Asked if he felt he made the right decision to install the system, he says, "Knowing what we know now, no—but with the information we had at the time, yes.

"We continue to be proud of our initiative," he goes on. "On the hottest, sunniest days we'll be generating electricity for us and others to use, not drawing from [the grid]. But because of the dramatic



Ami Trost, owner of Blue Moon Florist, decided to go solar last year—and is delighted with the decision. Her monthly PECO bills have dropped dramatically and she's looking for an early return on her investment. The choice, she says, was a no-brainer.

reduction in the value of renewable energy credits, it will take us three times as long—or about 15 years—to pay for the system."

Ami Trost is much more bullish. "The system is performing beautifully. We look forward to long summer days to see how much we can sell back to the grid. We're already receiving credits from Exelon and our monthly PECO bills are 10% of what they were." She expects to recoup her \$247,000 installation costs—reduced by \$100,000 thanks to state and federal credits—within about five to seven years.

These two local solar pioneers are representatives of a national energy market which blossomed with financial and ecological

promise in the past couple of years but which, for various reasons, today does not look quite so alluring. An abundance of energy from new ventures in natural gas and oil exploration is complicating the outlook. The most stark fact for solar supporters is the collapse in the price of solar credits

that utility companies pay to individual solar system operators for their excess output. A year ago, a solar renewable energy credit was priced at \$275. By June this year the figure was \$20 as the utilities were swamped with over supply.

But environmentally friendly energy still has a lot of appeal for many homeowners and businesses. For one thing, it's a feel-good investment. For another, it's a good way to save money on electric bills and earn money by selling excess capacity to a local utility. To date, 11 East Brandywine homeowners have installed a full-scale solar energy system.

Upfront cost is a major factor. A basic installation, even after a federal credit of 30%, can run from \$25,000 to \$30,000 to far higher levels for major systems. If that's too rich a mix, homeowners may choose to skip a whole-house

*(continued on page 2)*

## wawa to try again in east brandywine

BACK IN DECEMBER 2008, Wawa gave up its seven-year battle to build a gas station and convenience store at the southeast corner of Horseshoe Pike and Bondsville Road. On his way out, a Wawa attorney noted that this is a market "in which there is obvious consumer demand and desire" for the Wawa product.

*(continued on page 3)*



# Two Local Firms Make a Bet on Solar Energy

who, when & where

## Township Board of Supervisors

CHAIRMAN  
Jay G. Fischer, Esq.

VICE CHAIRMAN  
Hudson L. Voltz, Esq.

MEMBER  
Arnold Krings

## 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*

## Fire/Ambulance/Police

Fire and Ambulance ..... 911  
Police (emergency) ..... 911  
Police (non-emerg)....(610) 383-7000  
Police Admin.....(610) 269-4300

## Township Staff Directory

HOURS: M-F, 9 A.M.-NOON AND 1-5 P.M.  
Dial (610) 269-8230. Press the extension.  
200 Norann King, Building Dept.  
201 Mary Beth Smedley, Secretary/Treasurer  
203 Scott Piersol, Township Manager/ EMC and Fire Marshal  
204 Matthew VanLew, Roadmaster  
100 Police Administration  
Tax Collector, Patti Piersol  
HOME OFFICE (610) 269-4054  
HOME FAX (610) 269-2171

## Tax Information

County Taxes.....(610) 344-6361  
Tax Claim Office.....(610) 344-6360  
Assessment Office....(610) 344-6105  
EIT & LST.....(610) 269-4402  
School Taxes.....1 (866) 300-1714

## Web Addresses

TOWNSHIP [www.ebrandywine.org](http://www.ebrandywine.org)  
POLICE [www.ebtpd.org](http://www.ebtpd.org)

(continued from page 1)

system and install one that just operates water heaters, attic fans and heaters for a pool. Investing \$4,000 to \$10,000 (before tax credits) in a home solar water heater could reduce water-heating costs by 50% to 80%.

Leasing rather than buying also is an option. *Bottom Line/Personal*, a financial newsletter, reports that under these lease agreements, the supplier owns the equipment and collects all the solar power tax incentives. The homeowner makes a fixed monthly lease payment and has the use of the electricity generated. Leases often last for 15 to 20 years and may have substantial penalties for early termination.

Then there's the issue of sunshine vs. trees. An effective system must have an unimpeded southern exposure to get the full benefit of sunshine. This means that there can't be any trees in the way—and East Brandywine has an abundance of trees. Moreover, there must be a guarantee that trees will remain absent for at least 15 to 20 years—the time a utility will require from the homeowner when it signs a contract to buy excess power. The *Daily Local News* reported last spring that a Berks County couple found their \$45,000 investment in jeopardy when a neighbor planted trees too close to their array. They took their case to the local township, arguing that the trees created a code enforcement issue.

To make sure that any future installations here meet certain uniform standards, the Township is working on ordinances that would govern solar and wind energy systems. The solar regulations will cover all aspects of a home or business based system with a strong emphasis on safety, professional installation and the system's impact on nearby neighbors. No installation may be in a front yard; there must be no glare that could offend others.

*Bottom Line/Personal* stresses that it's very important to shop around to be sure you're dealing with reputable and reliable companies and that you read the fine print of any agreement very carefully. Jon White can endorse that advice.

"We hired a contractor who, at the time, had good referrals and seemed credible," he says. "Half way through the project,

the excuses and delays began. Eventually, we had to hire another company to finish the job. Then the original contractor filed for bankruptcy. Anyone considering solar can learn from our trials and tribulations, so here are a few simple suggestions:

"Thoroughly research the contractors and use only long-time established companies; only pay in stages commensurate with progress; use a good written contract and be sure that it specifies binding arbitration as the remedy for contract disputes; and be at the inspections and ask questions."

Ami Trost had a better experience. The Chester County Economic Development Council directed her and her husband to a Berwyn firm, GreenPointe Energy. The company, says Ms. Trost, "literally did everything for us and four months later we had a live solar project.

## don't forget wind energy

THE TOWNSHIP'S PROPOSED ordinance covering wind energy has set a maximum height for home systems of 50 feet after much review and discussion. The system's blades must be at least 12 feet from ground level. A home system must supply electricity only for on-site use, with any excess power sold to a utility. Any owner or operator of a wind energy conversion system will have to conduct an annual inspection of structural integrity, safety and potential impact on neighboring properties. For full details on the solar and wind energy systems, contact the Township offices.

# Wawa

(continued from page 1)

Wawa may be back to fill that perceived need. The firm has asked a local development firm to contact the Township to open initial discussion about their renewed interest in locating in the Township. The area of interest is on Horseshoe Pike a little east of Bollinger Road, facing the Brandywine Village Shopping Center. The site, part of the Weaver farm, was to be occupied by a proposed Hovnanian age-restricted community of 270-plus homes (project abandoned) and by a proposed Downingtown Area School District middle school (also abandoned). The property is not zoned for this type of commercial use, however.

As of late June, no formal presentation to the Township Planning Commission had been scheduled.

## GOLF OUTING SPONSORS

This year's successful "Fore the Park" golf outing at the Coatesville Country Club was supported by 35 sponsors:

ABC Paper & Chemical;  
ADMIX Inc., Pete Leitner;  
American Crane and Equipment Corp.;  
Archer & Greiner Attorneys, Neil A. Morris Esq.;  
Johnson Matthey, Ed Cooney;  
CentiMark Corp.;  
Commonwealth Fire Protection;  
Brandywine Machine Co., Todd McQueen;  
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Mulry and Cresswell Environmental Inc.;  
Meanix Construction Co., Bob Meanix.  
Servpro, David Lyman;  
The Payroll Factory, Allen Noll;  
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SWF Industries, Ryan Troop;  
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Charles Friel Inc., Landscape Management;  
Universal Electrical Services Inc., Rich Nyce;  
Tornetta Material Handling, Doug Tornetta.  
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George R. Smalley Co., Susan Golden;  
The Gilbertson Group, Matt Gilbertson;  
Yerkes Associates Inc.

# Bondsville Mill Project

## Needs Volunteers, Supplies



The Bondsville Mill Committee is launching a major effort to clean up its long-abandoned property. It is seeking volunteers to get the site into top shape and has a long list of needed supplies and services.

**T**he Bondsville Mill Park Committee has an urgent need for volunteers and supplies as it moves ahead on the first phase of the park's master plan.

Work currently is focused on bridge maintenance, clearing vegetation, removing debris, boarding up buildings, selective demolition of collapsed buildings and fence construction.

The committee is seeking help with the following jobs:

Weed eating,  
Brush clearing,  
Chain sawing,  
Sorting debris into piles—  
firewood, salvage wood,  
stone, metal and disposing  
of this material,  
Masonry and stone pointing,  
Erecting fences

**Needed equipment and experienced operators:**

Weedeaters, Chain saws, A crane, A drag line or winch, Gas-powered cut-off saw, Trucks, Trailers, General demolition/construction tools that do not need electricity

**Needed materials/supplies:**

Dumpsters, Masonry supplies, Fencing, Tarpaulins

More details about the Bondsville Mill Park and its impact on the community will appear in the fall issue of *The Milemarker*.

### Current Work Schedule:

Tuesday mornings from 8 a.m. to noon at the mill site. A Saturday morning work session will be added for those unable to make a Tuesday session.

### To Volunteer or Donate:

contact Don Leong at [d2leong@verizon.net](mailto:d2leong@verizon.net) or 610 269-7798).

# On the Move

The following real estate transactions took place between January and June 2012.

- 124 Aspen Drive ..... **\$477,500**
- 2022 Bondsville Road... **\$577,500**
- 37 Butterworth Court .. **\$399,000**
- 1681 Caln Meetinghouse Road..... **\$244,000**
- 40 Cambridge Court..... **\$245,000**
- 126 Clearview Drive ..... **\$227,000**
- 530 Corner Ketch Road..... **\$185,000**
- 161 Crawford Road ..... **\$302,000**
- 31 Cumberland Drive ... **\$612,575**
- 20 Delancey Place..... **\$150,000**
- 401 Echo Dell Road ..... **\$700,000**
- 18 Evans Court..... **\$569,990**
- 102 Evergreen Drive..... **\$290,000**
- 238 Ferndale Lane..... **\$430,000**
- 12 Grovehill Court..... **\$490,000**
- 23 Hastings Court..... **\$168,999**
- 208 Hockley Drive..... **\$485,000**
- 308 Jefferis Road ..... **\$362,000**
- 316 Jefferis Road ..... **\$300,000**
- 47 Lakeview Court..... **\$215,000**
- 22 Lammey Way ..... **\$395,000**
- 66 Margil Farm Drive ... **\$651,500**
- 282 North Caldwell Circle ..... **\$330,000**
- 304 North Caldwell Circle ..... **\$312,000**
- 308 North Caldwell Circle ..... **\$258,953**
- 1211 Osborne Road..... **\$280,500**
- 501 Pinebrooke Circle .. **\$217,000**
- 604 Pinebrooke Circle .. **\$215,000**
- 701 Pinebrooke Circle .. **\$210,000**
- 571 Prizer Court..... **\$299,328**
- 11 Quail Hill Lane..... **\$445,000**
- 122 Rebecca Drive ..... **\$496,339**
- 500 Rock Raymond Road..... **\$170,000**
- 505 Rock Raymond Road..... **\$235,000**
- 102 School Lane..... **\$295,000**
- 45 Suffolk Court ..... **\$230,000**
- 106 Tradition Lane ..... **\$316,000**
- 52 Yellowwood Drive... **\$220,000**
- 131 Zynn Road..... **\$485,000**

**Source:**  
Weichert Realtors, West Chester

## Add Pickleball to Sports Menu

### Popular Game Born of Boredom

**T**wo pickleball courts soon will be the newest addition to Community Park. Pickleball?

To get a full description of what this game is all about go to USAPA.org. Very briefly, it's a game played on a space of 30 by 60 ft., the size of a badminton court, but with a net that's 34 inches high at the center point. Players—normally two on each side of the net—use wood or composite paddles and a perforated plastic ball—similar to a whiffle ball. There are many rules.

Sandy Lammey, new chair of Park & Rec, sought and received approval from the Board of Supervisors to create two courts on the Community Park's tennis courts. The tennis and pickleball courts will occupy the same area, but with different color lines to suit each game's needs.

The new game was actually "invented" back in 1965 by two



Pickleball players hard at sport.

bored residents of Washington State, one a Congressman, the other a businessman. Their original badminton take-off soon became refined and quickly got an enthusiastic following. The first pickleball tournament was held in 1976, the USA Pickleball Association was formed in 1984 and by 1990 the game was being played in all 50 states. When the

game was introduced in an Arizona community in 2002, it was so popular that it expanded from four to 12 courts within a couple of years and club membership quickly grew to 850.

Why pickleball? One of the co-inventors had a cocker spaniel that loved to chase balls and hide them in the bushes. The dog's name? Pickles.

## Local Real Estate Activity Shows Signs of New Life

THERE ARE DEFINITE signs of a reviving real estate market locally. Pulte continues to expand its Applecross Country Club and now has built some 231 homes—more than a third of the projected total. Building

activity also is picking up at the Hideaway Farms project. And in early June a new developer came forward to kick start the delayed Brandywine Ponds subdivision on Dowlin Forge Road. There is a significant change here, however.

The original plan, approved by the Township, called for 25 homes on the 90-plus acre site. The new plan calls for just six homes. The Planning Commission was alerted to the new proposal at its June meeting.

# The Park & Rec Team

Who's who at Park & Rec: (standing, left to right) Kirk Fuhrman, David Summers, Bob Smedley; (seated, left to right) Betsy Brown, Sandy Lammey, Ann Mascherino. Missing from photo: Nathan Gasser.

## Sandy Lammey

Chairperson: elected chairperson this year, succeeding long-time chief officer Jimm Worrell; Board member since it was formed in 1990; lifelong East Brandywine resident; retired Physical Education teacher with 35 years of experience in the Downingtown School District.

## David Summers

Vice chairperson: Board member since 1990; Township resident for more than 35 years; former member of the Board of Supervisors, currently Treasurer of the Township Municipal Authority; investment advisor with an East Brandywine office.

## Ann Mascherino

Secretary: Board member in her second year; Township resident for more than 20 years; Program Coordinator for the PA Writing and Literature Project at West Chester University.

## Bob Smedley

Board member for more than 13 years; lifelong resident of East Brandywine; sales rep for Benco Dental.

## Kirk Fuhrman

Board member for seven years; lived in the Township since 1996; works for RICOH of Americas as an IT Auditor.



## Betsy Brown

Board member since March 2012; born and raised in Chester County and has lived in East Brandywine for the past 25 years; has worked at the Tel Hai Retirement Community as a nurse for 17 years.

## Nathan Gasser

Board member since April 2012; has lived in East Brandywine for more than four years; owns a website development firm in the Township.

## Cash & Volunteers Both Critical

### Keeping Our Parks in Top Shape

Financial support and volunteer efforts are critical components to the future of our park system and any new directions that the East Brandywine Township Park & Rec Board may take. Its goal is to continue to provide a variety of active, passive and environmental activities, to help create new recreational opportunities such as Pickleball [see related story], to continue to pursue walking/biking trail connections within the Township, and to complete

our master plan. Board members acknowledge there is much work yet to be done.

Board members pay special tribute to the Township Supervisors and staff, East Brandywine Youth Athletics (EBYA) for their ready support, and to families such as the Krapfs for their continuing generosity.

The McCausland Gazebo, Veterans Memorial, David Tkachick's Memorial Garden, playground equipment, Millicent Falls Memorial and additional trees are all projects designed

and completed by the Board and numerous volunteers. These projects were made possible through grant funding, various fundraising efforts, and numerous donations by benefactors of the Community Park.

At times the sheer size and popularity of the 60-plus acre Community Park, which began as a 10 acre area purchased from Ellis and Lucile Brown, overshadow the Township's two other parks—Spatola Park and Hopewell Field. Spatola Park and Hopewell Field have played key

roles with our youth, as this is where new participants in EBYA get to develop their early skills. As they progress, most children and their families will get to enjoy all three parks. The recently added Bondsville Mill Park, when completed, will become a park of historical significance and a park for passive recreation.

The Park and Rec Board welcomes and is glad for those who use our parks, but does not understand those who abuse them.

# Preserving History is Much More Than Saving Notable Buildings

**H**ow much is a wall worth? In East Brandywine, if it's related to an historic building it could derail, or at least stall, a multi-million dollar investment. That's the case with a wall adjoining a barn on the Watters farm, just west of the Brandywine Village Shopping Center.

This wall is important because the farm is a Class I historic resource and the developer wants it moved to provide a westbound exit lane serving the proposed Giant Food supermarket. The Township Historical Commission objects strongly, arguing that the wall should be preserved as it is.

Okay, this is an unusual wall. But it's just one of many scenic resources throughout the Township that the Board of Supervisors and others in local government want to preserve. A whole section of the 2009 Township Comprehensive Plan is devoted to the topic and it lists close to 50 "contributing visual features" worth preserving including bridges, dams and waterfalls, oak and sycamore trees and open mature farmland. It would be hard to put a cash value on such features but clearly they add worth to the community.

John Gaadt, principal of Gaadt Perspectives LLC, an environmental and land use planning firm with an office in



Map shows roads and areas of the Township that the Comprehensive Plan indicates should be preserved for their historic and aesthetic worth.

Chadds Ford, and a Township consultant, explains why such preservation is important,

"It is very important because it enshrines our past and provides a sense of place," he says. "People always associate 'home' with both their physical environment and emotional attachments. The stone wall, the old bridge, the large oak tree all bring back memories and give us a sense of place. These are often very tangible items in our mind but often the intangible 'sense of place' is the combination of many small things that together form 'home.'"

When the Township wrote its most recent Comprehensive Plan update, it listed seven "actions to consider and implement" in the area of scenic resources. Among them were such ideas as considering formal scenic road designation, a scenic easement acquisition program to encourage donation of conservation easements and landscaping policies or regulations to protect or enhance existing viewsheds and scenic roads. Largely because of lack of funding the matter has stayed on the back burner. But David Sweet, a consultant on planning matters to the Town-

ship and a prime advisor on the Comprehensive Plan, wants to move the scenic resources issue to a front burner.

"The [Ordinance] Task Force is going to put meat on the bones" of the existing plans, he says. One key will be to make residents more aware of what's at stake and what's going on. A useful starting place is the scenic resources map, shown here, which identifies segments of the Township's road network notable for their visual quality.

The Comprehensive Plan says the primary scenic road corridors are Creek Road,

Hadfield Road and loops containing Reeds, Hopewell, Crawford, Rock Raymond, Dowlin Forge and Creek Roads. Other significant road segments include Buck and North Buck Roads and Dilworth Road.

Mr. Sweet says that formal ordinances could help but he favors friendly persuasion. "You can congratulate someone for taking care of something special whether it's a frontage on a scenic road or a viewshed. What's being protected may be some or all of a property."

It seems that experts in the field believe the best results can be achieved through appeals to residents' good citizenship. John Gaadt puts it very well: "Scenic preservation involves local people taking pride in local resources and volunteering their time to work with government – local, county and regional—to acknowledge and protect their sense of community. We can recognize what makes us unique without disparaging progress in our communities or in the rest of the world. We can embrace the future without forgetting the past and we can protect the scenic beauty that represents so much of who we are."

# PECO Makes \$10,000 Grant

## Green Region Grant Program

**T**he PECO Green Region Grant program has awarded a \$10,000 grant to East Brandywine Township to use in its rehabilitation and construction of the Bondsville Mill Park. The amount is significantly greater than Township and Bondsville Mill Park members had expected to receive.

The Natural Lands Trust administers the PECO program.

The East Brandywine award was presented during a ceremony at PECO Energy's Philadelphia headquarters on June 15<sup>th</sup>. Bob Long, chairman of the Township Open Space Committee, and Township Manager Scott Piersol represented the Township.

Molly Morrison, president of Natural Lands Trust, told the gathering that PECO and NLT initiated the program eight years ago to assist open space preservation within the five-county metropolitan region. Over the years,



PECO awards ceremony highlights total dollars given. Chester County representatives from left to right: Greg Cary, PECO Energy, Robert Layman, Township Manager, Westtown Township, Kenneth Hershey, Oxford Area Recreation Authority, Jim Lucas and Mike Euler from West Bradford Township, Tony der Kinderen, Oxford Area Recreation Authority, Bob Long (front) and Scott Piersol from East Brandywine Township, Molly Morrison of Natural Lands Trust, and Craig Adams, PECO Energy President & CEO.

PECO has provided more than 140 grants, with a total value of just over one million dollars.

Mr. Piersol gave special acknowledgement to PECO Re-

gional External Affairs Manager Greg Cary, Bill Gladden, director of Chester County's Open Space Preservation program, and Holly Harper of NLT.

## Milemarker

The Milemarker  
Summer 2012  
Volume 19, Number 3

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marybeth@ebrandwine.org

## Methodist Church Gets Okay for Columbarium

The Board of Supervisors gave final approval to the columbarium plan which the Hopewell United Methodist Church wants to build next to its existing cemetery across Hopewell Road from the church.

The church agreed to many conditions that the Planning

Commission required before it gave its approval. These deal primarily with buffering to shield residents of Batten Drive from the columbarium structures, storm-water management, parking and access to the site from Batten Drive.

Plans call for the installation of two columbariums—vaults with niches to hold urns of cremated ashes. In addition, the church wants to install a labyrinth with plantings at the site.

# Family Day at the Community Park

## Park & Rec Board Finalizes Activities

**K**ick back and relax in the sun or shade by coming out to the Community Park from 2:00 to 6:00 p.m. on Saturday, August 25<sup>th</sup>.

The Day will begin with a Bicycle Parade and end with a Hot Air Balloon Lift. Please bring a nonperishable food item and donate it to the Chester County Food Bank and you will receive

a certificate for a free sandwich from Chick-Fil-A.

All afternoon enjoy a display of antique and classic cars, vendors and crafters. Magic shows, FREE bingo, hay and pony rides, Stubby the Helicopter, Shriners Clowns on cycles and the Civil War Cavalry are among the activities for all ages to enjoy.

Kids and adults alike can challenge their skills with old fashion races and the Family

Day Challenges or learn the new game that is sweeping the area, Pickleball.

Then fill your stomachs with funnel cake and hot dogs provided by the Hopewell Boy Scouts or pulled pork sandwiches and homemade root beer and lemonade by Victory Brewing. And best of all, the activities provided by the Park and Recreation Board are FREE!! (Raindate is Sunday, Aug. 26<sup>th</sup>).



The Krapf bus on display at Family Day in the Park

For information, contact Sandy Lammey at [salammey@aol.com](mailto:salammey@aol.com) or David Summers at [dsummers426@comcast.net](mailto:dsummers426@comcast.net), or call the Township Office at 610-269-8230. It's going to be a beautiful and fun Day!!

WWW.EBRANDYWINE.ORG