



VALLEY FORGE
Towers

VALLEY FORGE TOWERS COMMUNITY ASSOCIATION

4000 Valley Forge Circle
King of Prussia, PA 19406
610-783-9970
Fax - 610-783-7683
towersclub@comcast.net

Rules For Dumpster & Trailer

I, _____, understand the following rules regarding the dumpster & trailer:

1. The dumpster or trailer will only be permitted on the VFTCA property for a maximum of 2 weeks
2. Dumpsters must be placed on the perimeter of the property (Parking Lot)
3. A \$250 refundable deposit must be made to the VFTCA
4. You must supply the VFTCA with certificates of liability insurance for both the dumpster & trailer, naming VFTCA as additionally insured.
5. The dumpster must be covered every night.

Contractor's or Unit Owner's Printed Name

Signature

Date

Unit #

Phone #

Date of arrival on property:

Start Time:

End Time:

Towers Club
4000 Valley Forge Circle
King of Prussia, PA 19406
Phone: (610) 783-9970 Fax: (610) 783-7683

**Valley Forge Towers
Community Association**

Memo

To: Members of the Valley Forge Towers Community Association
From: Valley Forge Towers Community Association
Date: September 20, 2018
Re: Request for Video Search

Please be advised on the Requirements for Video Search:

- Police Report of Incident

Fee for Search

- First ½ hour of search is free. Every ½ hour after first ½ hour is \$35.00.



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May 1, 2015

Valley Forge Towers Residents

RE: Policies, Rules & Regulations for Reasonable Accommodations

Dear Residents:

Attached please find Notice of the Valley Forge Towers Community Association's Policies, Rules & Regulations for Reasonable Accommodations regarding Service and Emotional Support Animals. This should be attached to your copy of the Valley Forge Towers Community Association Rules and Regulations. These rules apply to the Clubhouse and Community grounds only. The South, West and North Towers may have a different policy.

Thank you in advance for your cooperation.

Board of Directors
Valley Forge Towers Community Association

REC/arc

VALLEY FORGE TOWERS COMMUNITY ASSOCIATION REASONABLE ACCOMMODATION REQUEST

Notice Of Your Right To Reasonable Accommodation

If you or a member of your household has a disability, and as a result of that disability you need a waiver or modification of the Community's rules, policies, practices, or services, or a modification to your Unit or other areas of the Community, then you may request a Reasonable Accommodation from the Association.

If you can demonstrate that you or a member of your household has a disability, and if your request is reasonable, the Association will try to make the changes you request. "Reasonable" means that the request would not cause an undue financial or administrative burden or threaten the health, safety or welfare of other Unit Owners. Examples of reasonable accommodations include:

- Building a ramp so a person in a wheelchair can access the facilities.
- Waiving pet restrictions for a visually impaired person's seeing-eye dog.

To request a Reasonable Accommodation, please complete this form and sign the Release to Verify Disability on the attached Verification Form and return both forms to the Association. If you need assistance completing this form, please ask us for assistance.

1. Name of Unit Owner: _____

2. Individual requesting the Accommodation(s) (if other than Unit Owner):

a. Relationship to Unit Owner: _____

3. Address:

(Street and Unit Number)

Phone: _____

(City, State, Zip Code)

Email: _____

All information provided is confidential and will be used ONLY to verify the need for the requested accommodation as a result of a disability.

4. What Accommodation(s) would you like?

4(a). Please indicate whether an Accommodation is needed for any of the following areas of the Towers Club:

Lobby Yes _____ No _____

Card Room Yes _____ No _____

Outdoor Pool Area Yes _____ No _____

Indoor Pool Area Yes _____ No _____

Kitchen Yes _____ No _____

Indoor Pool Area Yes _____ No _____

Locker Room Yes _____ No _____

5. Why is/are the Accommodation(s) needed? If you answered yes to any part of Question 4(a), why is/are the Accommodation(s) needed for that areas of the Club?

All information provided is confidential and will be used ONLY to verify the need for the requested accommodation as a result of a disability.

6. If you are requesting Accommodation(s) for a Service Animal or Emotional Support Animal, please answer the following:

a. Breed and/or Type of Service Animal(s): _____

b. Training each animal has, or will receive:

c. If applicable, current license number of each animal: _____

d. Has each animal received all required shots and/or immunizations?

Yes _____ No _____

7. Please provide the name and address of a knowledgeable professional who can verify the disability and the need for the requested Accommodation (*Note: The professional IS NOT required to reveal the specific nature and/or severity of the individual's disability. All information provided will be kept CONFIDENTIAL*)

Name & Title: _____ Organization: _____

Address: _____
(Street and Unit Number)

Phone: _____

(City, State, Zip Code)

Email: _____

The above information is submitted in connection with my request for an Accommodation for my use of the Towers Club, and is true and correct.

Date: _____

(Signature)

(Print Name)

All information provided is confidential and will be used ONLY to verify the need for the requested accommodation as a result of a disability.

VALLEY FORGE TOWERS COMMUNITY ASSOCIATION REASONABLE ACCOMMODATION VERIFICATION

The Association administers the Valley Forge Towers Club, which offers a swimming pool, fitness room and other facilities to residents of the Valley Forge Towers. The Association provides reasonable accommodations to all persons with disabilities who have a verifiable need for the accommodation. A resident requesting an accommodation has identified you as a knowledgeable Professional and authorized you to provide the Association with the information requested on this form. Please answer the questions on this form and return it to the Association as promptly as possible. Because of the importance of this request, and to avoid unnecessary delay, the Association asks that you reply within ten (10) business days.

Release To Verify Disability

I _____ (name of resident)
hereby certify that I am a resident of Valley Forge Towers and have requested a reasonable accommodation from the Association. I authorize the Professional listed in Question 7 on my Reasonable Accommodation Request to answer the questions below for the limited purpose of verifying that I have a disability and that the requested accommodation is needed as a result of that disability.

Date: _____

(Signature)

Questions To Be Completed By Knowledgeable Professional

1. Please state your qualifications as a health care professional:

All information provided is confidential and will be used ONLY to verify the need for the requested accommodation as a result of a disability.

Section 504 of the Rehabilitation Act and the Fair Housing Amendments Act defines a "Disability" as a physical or mental impairment that substantially limits one or more of a person's major life activities, a record of having such an impairment, or being regarded as having such as impairment.

2. Does this individual have a disability, as defined above?

Yes _____ No _____

3. If yes, does this individual, because of this disability, need an accommodation in any rules, policies, practices, or services of the Condominium to have an equal opportunity to use and enjoy the Towers Club?

Yes _____ No _____

4. If yes, please describe the Accommodation needed and how this accommodation will enable the resident to use and enjoy his or her home:

Name of person providing this Verification:

Signature: _____ Date: _____

Mailing address:

All information provided is confidential and will be used ONLY to verify the need for the requested accommodation as a result of a disability.

VALLEY FORGE TOWERS COMMUNITY ASSOCIATION
POLICIES, RULES & REGULATIONS FOR REASONABLE ACCOMMODATIONS

WHEREAS, Valley Forge Towers Club is a planned community that was created by and operates pursuant to a Declaration that was recorded with the Recorder of Deeds of Montgomery County. The Club owns and operates recreational facilities for the use and enjoyment of the residents of the Valley Forge Towers Community; and

WHEREAS, Valley Forge Towers Community Association, acting by and through its Board of Directors, is responsible for the administration of the Towers Club, and the Board of Directors has the powers conferred by the Declaration, the Bylaws of the Association and the Pennsylvania Uniform Planned Community Act, 68 Pa.C.S. §5101 et seq., including the power to adopt and enforce reasonable rules and regulations; and

WHEREAS, the Association recognizes its legal obligation, under prescribed circumstances, to provide reasonable accommodations for residents of Valley Forge Towers using its facilities, including accommodations in its policies and rules regarding the presence of animals on Club Property and wishes to balance those needs with the health and welfare of all persons using its facilities, while preserving the use and enjoyment of the Towers Club for all members of the Community, and

WHEREAS, the Board has determined that it is in the best interests of the community to establish firm written policies and rules regarding the presence of service animals and emotional support animals in the Towers Club and on Club Property,

NOW, THEREFORE, be it resolved that the Rules & Regulations of the Association, last approved and amended in January 2013, are amended as follows:

1. General Rule 4 is amended to read as follows:

Animals and pets are not permitted on Club Property at any time, except for service animals and emotional support animals that have been approved by the Association pursuant to these Rules. Service animals and emotional support animals that are permitted on the property are the responsibility of the person for whom permission was granted, and may be present on Club Property only when accompanied by such person. Service animals and emotional support animals shall be kept under reasonable control at all times, and shall not cause undue interference to other members and guests using the Towers Club. The responsible person shall clean up after their animal promptly.

2. The following section, entitled " Procedure For Reasonable Accommodations" is added to the Rules & Regulations:

Procedure For Reasonable Accommodations

1. Unit Owners and Residents requesting an accommodation should complete and submit a Reasonable Accommodation Request and sign the Release to Verify Disability at the top of the Verification Form. If a Unit Owner or Resident has taken it upon himself/herself to a "self-help" accommodation prior to submitting a Reasonable Accommodation Request, the Association will request the person to complete and submit a Reasonable Accommodation Request. The completed and signed form should be submitted to the Association as soon as possible after the need for an accommodation is known by the person needing the accommodation.
 2. The Association will mail the Verification and the Reasonable Accommodation Request to the professional named by the Unit Owner/Resident in the Reasonable Accommodation Request promptly after the signed copy is received from the person needing the accommodation.
 3. If the professional designated by the by the person needing the accommodation does not return the completed Verification Form within ten (10) business days, the Association will send a reminder letter to such professional and to the person requesting the accommodation indicating that the Association has not received the Verification Form and requesting that it be completed promptly.
 4. Association will render a decision regarding the requested accommodation within thirty (30) business days of receiving the completed Verification Form from the designated professional, unless the Association believes that more information is needed. If more information is needed, the Association will inform the person requesting the accommodation in writing of what is needed and establishing a new deadline for a determination.
3. The Reasonable Accommodation Request form and the Reasonable Accommodation Verification form can be obtained from the Community Association Office (Towers Club).
4. This Resolution is effective immediately.

The foregoing Resolution has been adopted by the unanimous written consent of the Board of Directors of the Valley Forge Towers Community Association on April 28, 2015.

Sirus Zenouzi, President

Bert Adler, Vice President

Lester Cohen, Secretary

Jerry Slipakoff, Director

Robert Pino, Director

Brian Paule, Director