

# NEWSLETTER

## Ready for Spring?

The recent warm weather reminds us that spring and summer will be here soon. We hope that everyone is ready for the house maintenance that also comes with the warmer weather. This could include many of the following: house cleaning/ painting, deck staining, wood repairs, shrub/ tree pruning, lawn fertilizer with weed controls, and lawn maintenance. The whole neighborhood benefits from our well maintained homes and we look forward to another year of living in a wonderful, beautiful neighborhood.



One of the most important functions of the Home Owners Association (HOA) is to govern the home owner's compliance with the neighborhood Covenants. Every home owner is automatically a member of the HOA upon the purchase of their home. Furthermore; as a home owner/ member of the HOA you are automatically responsible for your family members, guests, and/ or tenants to remain in compliance with all the neighborhood Covenants. This responsibility is just as important as paying the annual assessment so we will be diligent in our efforts to help you with routine reminders and making information available on the website.

The major area of regular concern is the maintenance of the yards and the homes. Home owners should be mowing, trimming,

and cleaning up lawns on a weekly basis from approximately March/ April until October/ November. The rest of the year should be addressed on an as needed basis. The clean up should include removing clippings from the lawn, driveway, sidewalks, and the street as needed as well as removing weeds from planting beds. Home owners should also clean up fallen limbs and other storm debris promptly from the yard after every storm. The house maintenance should include routine power washing of the outside of the house, repairing siding/ trim/ fences/ railings/ decks as needed, and painting the same on a regular schedule of once every five to seven years depending on the quality of the paint/ stain. These are basic maintenance requirements that every home owner should be able to follow and this will help benefit everyone in the community.



## INSPECTIONS

This next article is intended to help owners provide proper maintenance for their home and to help identify interior/ exterior problems that require your attention. The HOA manager routinely inspects the property to determine future maintenance requirements but there will always be some issues that are missed or concealed.

(continued on next page)

**\*Exterior Items to Inspect\***

Window and door frames. These can start to show wood rot on the inside portion of the wood frames which is concealed from the outside.

Roof and chimney. This will require that you inspect your attic area for recent signs of water penetration. Please pay specific attention to the areas around your plumbing vents which exit through the roof. There are several causes of roof leaks so please try to be specific when you describe your findings.

Gutter and downspouts. These should be cleaned out routinely. Failure to do so can lead to wood rot behind the gutters.

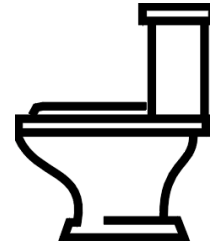
**\*Interior Items to Inspect\***

Plumbing and Hot Water Heaters. It is important to periodically check the condition of your plumbing and hot water heater. This will require that you inspect the crawl space area where the hot water heater and other main plumbing lines may be located.

Toilets and showers. Toilets should be inspected frequently to prevent slow water leaks. Toilets should not be used to dispose of unsuitable materials. Showers need to be properly caulked to prevent water leaks.

Insulation/ Ventilation. There is insulation in both the attic and crawl space areas. You should be inspecting to make sure the areas are properly insulated. Also; while you are in the crawl space you should look for moisture problems. During rainy seasons you will find some moisture in the crawl space. The best rule of thumb is to wait at least two days after rainfall before looking in

the crawl space for standing water. In some cases; additional ventilation is required and in some rare cases a sump pump is required.

**General Water Saving Tips**

- Check every faucet in the house for leaks. A single dripping faucet can waste more water in a single day than one person needs for drinking in an entire week. Don't wait to fix a drip. Do it now!
- Cut back dramatically on water waste and save on your home energy bill by insulating your water pipes. The most important pipe sections to insulate are the first few feet of water line entering the hot water heater and those leading from the water heater to fixtures and appliances. This will reduce the time it takes water to heat up and reach a constant temperature.
- If a water pipe were to burst in your home, would you be able to locate the master shutoff valve? You could experience flooding and property damage, not to mention immense water waste, if you don't locate the valve and mark it for quick identification. Be sure to show everyone in the family where the valve is located.

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## Architectural & Landscape Changes

This article has been developed in an effort to both educate you about the role of your home owner's association and to assist you with your home improvement ideas. Please read all of your community documents before starting any exterior project. Your neighborhood requires that you submit a completed application ([change request form](#)) prior to starting any changes to your home exterior and/ or landscaping. Before mistakenly assuming that your project is "too minor" to require an application, please take the time to send an email inquiry to [bloomfield@grandchestermeadows.com](mailto:bloomfield@grandchestermeadows.com) to confirm that your assumption is correct.

### What will you need to properly submit an application?

One Set of Plans: The plans will show the following: plot plan, floor plan, exterior elevations, roof design, exterior materials and finishes, plant selections, landscaping plan where applicable, and such other items as may be needed to reflect the character and dimensions of the modifications. Photos and brochures are great additions. You should have a plot plan with your closing documents or search your address on the Wake County website: <http://services.wakegov.com/realestate/>

Summary: Written statement summarizing nature, style, setback, height and square footage of proposed modification, if applicable, and how the dimensions and nature of the proposed modification compare with the site specifications and other requirements set forth in the documents and whether any variance requests are necessary.

Inform Your Neighbors: Your neighbors have the right to know of your future plans. The person proposing to change their home must go to each of the immediate property line owners as well as any other neighbor who can reasonably view the change from their own home, to present their proposed changes and to obtain their signature which indicates this presentation has been completed. This signature is **not** for approval or denial of any application. It is simply acknowledgment of the changes you are proposing. These signatures are not to be misconstrued to mean that the application is "approved" by the neighbors. Immediate neighbors should contact the HOA after viewing the proposed change application if they have concerns about the proposal which can not be resolved prior to the submission of the application. Email concerns to [bloomfield@grandchestermeadows.com](mailto:bloomfield@grandchestermeadows.com).

**Help! Would you be willing to volunteer on the Bloomfield Recreation Committee? We would love your ideas and input for fun events for our neighborhood. Please contact [mbhooks@yahoo.com](mailto:mbhooks@yahoo.com) if you are interested in serving your community.**

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## LOCAL EVENTS AND HAPPENINGS

~ Fuquay Growers Market is now open! For NC products and fresh grown produce in Southern Wake County, please stop by The Growers Market of Fuquay-Varina ! They are located in Centennial Square at the corner of N. Main Street and E. Academy St. Business hours are Saturdays from 9am until 4pm and Wednesdays from 3pm until 6pm. Vendor applications are still being accepted.



~Movie under the Stars May 20th 7:30 Downtown.

~South Wake Relay for Life – May 21–22. An event sponsored by Fuquay Varina and Holly Springs, will be held on May 21-22 at the Parrish Womble Park, 1201 Grigsby Avenue in Holly Springs, NC. For more information visit: [www.southwakerelay.org](http://www.southwakerelay.org)

~June 3rd & 4th: Celebration of the Arts. This highly successful festival is a combination of live entertainment, children and youth activities, classic cars, fabulous food and an arts and craft show. \*\*8:00 PM Jim Quick and Coastline Band\*\*

~Movies in the Park, sponsored by Lifespring Community Church & FV Parks & Rec. July 8: Aliens in the Attic; July 15 Alvin & Chimpunks – the Squeakquel; July 22 Horton Hears a Who; July 29 Firehouse Dog. Where: Falcon Park at dusk.

~Town of Fuquay currently has 5 job openings. For more info visit: <http://www.fuquay-varina.org/employment-5.asp>

~Kid Summer Camps: You'll find super fun this summer at the Fuquay-Varina Parks and Recreation Summer Camps! Spend a week clowning around, performing Alice and Wonderland on stage or exploring hands-on art projects and the NC Museum of Art! Perhaps being a mad scientist and a visit to the NC Museum of Natural Sciences or a week exploring nature and a field trip to Clemmons Educational State Forest would make your camper happy as a clam! Parents will find peace of mind and exceptional value. Camp registrations begins April 19 for non-residents. Learn all the fun facts about each weekly camp: <http://www.fuquay-varina.org/parks/>

~Did you know that there are over 15 parks and recreational centers in Fuquay-Varina? All parks have a variety of facility options. For a full detailed list and map, please visit: <http://www.fuquay-varina.org/parks/> Picnic shelters are available for 4 hour rentals where available.

# Bloomfield HOA Pool Rules

The pool season is from approximately Memorial Day weekend through labor Day weekend. The pool hours are from 6:00 AM – dusk. Dusk is when the sun is almost done setting and it's almost dark. This is a Wake County Ordinance. Not a Bloomfield HOA or Grandchester Meadows rule or request. Failure to follow these rules may result in the temporary closing of the pool or denial of access to the person (owner or tenant) that chooses to violate any of these rules.

-No glass allowed in pool, on deck or inside fenced pool area. The pool must be closed if glass is broken in the pool area. It must be completely drained, cleaned, refilled and inspected by the Wake County Board of Health before it can re-open. The violating resident/tenant/parent will be responsible for the charges associated with such a violation. Any resident caught with glass in the pool area will be asked to leave immediately and privileges will be suspended. No warning will be given.

-No running. No boisterous or rough play.

-No diving allowed in areas of the pool(s) less than 5 feet.

-Children should not use the pool without adult supervision.

-Children under the age of 16 must be accompanied by an adult.

-Adults should not swim alone.

-No person under the influence of any alcohol or drugs may use the pool.

-No person with skin, eye ear or nasal infections are allowed in the pool.

-No person with communicable disease allowed in the pool.

-Don't swim if you have had diarrhea within the last two weeks.

-All patrons must shower before entering the pool.

-No animal or pets are allowed in the pool or any fenced in area.

-No eating, drinking or smoking in the water or pools edge. Smoking is not allowed inside the fenced pool area. A designated smoking area with ashtray has been provided just outside the main gate.

-Infants in diapers or other individuals that may be incontinent must use approved swimming diapers only. **No diapers with or without rubber pants.** Fecal contamination will require the pool to close for 24 hours so that chemical treatments can be completed. The violating resident/tenant/parent will be responsible for any resulting charges.

- Evacuating pool and deck area during a thunderstorm is mandatory.

-All persons using the pool are doing so at their own risk. Owners and management are not responsible for accident or injury.

-Pool is for private use. Members and their guests only.

-Management reserves the right to inspect all coolers and/or bags as well as deny use of pool privileges to anyone at anytime.

-No more than 5 guests per household.



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## GENERAL COMMUNITY REMINDERS

\*With summer around the corner, parents are asked to remind children to respect other owners and their property. Children should also be reminded to stay clear of all construction sites. While interesting, they can be extremely dangerous.

\*No automobiles, recreational vehicles or any type of motorized vehicle should be used as transportation to gain access to any of the ponds. While fishing is encouraged for our residents only, it's best for everyone's safety of all motorized equipment stayed on paved roads.

\* Drivers – please be cautious of bus stops and pedestrians. During the warmer weather, more families participate in outdoor activities and take walks. For everyone's safety, please be aware of your surroundings and on-coming traffic.

\*All driveway and garage space should be utilized before electing to park in the street or lawn. Furthermore, all vehicles should be legally registered and operable.

\*Boats/RVs/campers are not permitted to be routinely stored or parked in the community. These types of vehicles are permitted to be on lots for maintenance only.

\*When walking your pet, they should always be restrained by a leash. All owners are also required to pick up after their pets. This is not just a common courtesy between neighbors, but a Wake County Ordinance.

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