

FORTUNES RIDGE

HOMEPLACE III

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A few words from your ARC Committee...

We are getting close to completing a 2+ year, over 1/2 million dollar INVESTMENT PROJECT which includes siding/ chimney repairs, drainage ditches, culvert repairs, new painting, new gutters, and aesthetic landscaping. All this work is for the benefit of **everyone** and for the enjoyment of daily life here at HPIII. Having this project completed will also increase the value of our homes! We should all feel proud and fortunate for these significant improvements to **our** homes and neighborhood.

We, as a newly elected Board, ARC Committee, Landscaping Committee, & Grandchester Meadows Community Management, are asking **everyone** to participate

in protecting this investment. The HOA Board is **committed** to protecting this investment and in so doing, we are **newly recommitted** to enforcing all aspects of the F.R.T.Covenants. Grandchester Meadows will be announcing a **general clean-up period**, with a **completion date**, and the 'enforcement/ compliance' plan.

Individual homeowners who are in violation of the FRT Covenants must comply with the requests by either submitting an ARC form which can be downloaded from the Grandchester Meadows website or correcting the violation.

Examples of Covenant Violations:

*Using area under deck for storing junk. Hazardous materials should never be stored underneath deck. These area are to be kept neat and orderly at all times.

*Using common property as individual property

*Double/curb parking

*Unauthorized deck staining

*Unauthorized construction. All HPIII homeowners are required to submit an ARC application if replacing/ changing anything on the exterior of their unit. (e.g. doors, decks, porches, windows, screens)

Not sure if you are in complete compliance? A copy of the covenants and architectural application can be viewed and downloaded from the GM website – www.grandchestermeadows.com/fortunes_ridge/index.htm

Community and Personal Safety Tips

Unfortunately, we have had some recent car and home break-in's as well as vandalism in the community, so the HOA would like to share the following tips with all homeowners in an attempt to keep you and the community safe.

OUT OF TOWN? Please have a neighbor collect your mail, newspapers, and occasionally park in your parking space. Also, if you can, please leave contact information with a neighbor in case there is a break-in or emergency that involves your unit.



MOTION-SENSOR DETECTION LIGHTS. Please consider one, especially if it's dark behind your unit, or if your unit faces the trail. These are incredibly effective deterrents. PLEASE NOTE- these lights can be OVERLY POWERFUL and OVERLY SENSITIVE (some pickup motion at over 100 feet.) Most have sensitivity adjustments. PLEASE calibrate your lights to protect your deck and porch, but beware that they don't shine light as to disturb your neighbors, passers by on the trail, or light up the entire neighborhood. There are now several types of these devices which can be very inexpensive:

- Handsome decorative electric lights that you can mount beside your doors, just like a regular porch light. The decorative models are available at Lowes, Home Depot & online.
- Powerful Flood Light types.
- Solar lights (which require no electrical installation).

****If the light looks significantly different than the one already in place, you will need to submit an architectural application before installation****

CARRY AN L.E.D. KEYCHAIN LIGHT. At about the size of two Quarters (but at less weight), these are bright enough to blind a predator in the dark, not to mention light your way anywhere you go.

BASIC SAFETY Crime Prevention Tips from the Durham County Police Department (<http://www.durhampolice.com/cp/crimeprev.cfm>)

CAR THEFT On a cold winter morning it might seem like a good idea to start your car and let it warmup while you finish getting ready for work or school, but Durham police are warning people to be extra careful if they do this. Unattended cars warming up in driveways and parking lots are easy targets for car thieves. Every winter, Durham officers take several reports from people whose vehicles were stolen in this manner.



Additional car theft crime prevention tips:

- *If you warm up your car, use a second key to lock the running vehicle.
- *Never leave your keys in the car or ignition.
- *Always roll up your windows and lock the car, even if it is in front of your home.
- *Always park in busy, well-lighted areas.
- *Install a mechanical device that locks to the steering wheel, column, or brake to prevent the wheel from being turned more than a few degrees.
- *Investigate the purchase of an auto security system if you live in a high-theft area or drive a theft-prone vehicle.
- *Carry your registration and insurance card with you. Don't leave personal identification documents or credit cards in your vehicle.
- *Copy your license plate and vehicle identification (VIN) numbers on a card and keep them with your driver's license. If your vehicle is stolen, police will need this information promptly.
- *If you have GPS don't put your home address in it. Put a nearby address (like a store or gas station) so you can still find your way home if you need to, but no one

else would know where you live if your GPS were stolen.



Car Break-ins

- *Secure your vehicle at all times. Lock your doors and do not crack open your windows even in the summertime.
- *Do not leave valuables such as laptop computers, cellular phones, chargers, cash, loose change, radar detectors, detachable stereo covers, Palm pilots, CDs, cassette tapes, sports equipment, and important papers and documents in your vehicle.
- *Do not leave packages in plain view inside your vehicle. Put them in the trunk or cover them up.
- *Keep a record of serial numbers for stereo equipment, amplifiers, and other personal items.
- *Park your vehicle in a well-lighted area.
- *Be aware of your surroundings and your neighbors.

*Report suspicious activity to 911 immediately – when in doubt, call 911.

Robberies from Persons

- *Be aware of your surroundings. If you see anything suspicious, do not hesitate to call 911. *Have your keys ready when you approach your apartment or vehicle.
- *Do not carry extra cash or valuables.
- *Do not walk alone at night. Darkness gives robbers an advantage.
- *If someone follows you, do not drive home. Go to a well-lit place and report it.
- *Avoid loiterers or people hanging out in groups.
- *Walk briskly and with confidence.
- *Do not let strangers inside your apartment. Use your peephole to see who is at the door.



Construction Update

The community improvements are continuing. Work is ongoing to repair, paint and install new gutters throughout the entire community. Buildings deemed as complete include new gutters, siding repaired and painted and front door painted. Buildings that are completed are: 63, 66-73, 77-83, 88-91, 94, and 95. Buildings 64-65, 74-75, 87, 104-106 have new gutters and are in the process of being painted. Buildings 76, 96, and 103 are in the process of being repaired and will then be painted. The next set of buildings in the queue is 84, 85, and 86. Weather permitting, front doors will be painted on the preceding buildings on Saturdays this fall. The remainder of the buildings will be completed as weather permits. As a reminder to residents, if your building is under repair, please remove all screens from windows, hanging items from decks and porches, and remove items away from the building to allow proper access by the workers. Screens are the responsibility of the homeowner, so please check with your tenants to make sure the screens are removed prevent damage. Painters will need access to front and rear doors so please make sure that when they are on your building to keep all storm doors unlocked. A listing of paint color schemes for the community are available on the Grandchester Meadows website: www.grandchestermeadows.com. If you have touch-ups that need to be done, please submit a work order on line. <http://www.grandchestermeadows.com/tools/>

IMPORTANT CONTACTS FOR HPIII RESIDENTS

****Community Management****

Grandchester Meadows, Inc.

www.grandchestermeadows.com

Manager@grandchestermeadows.com

919-389-7944

****Woodcroft Community Center****

919-493-1551

www.woodcroftonline.com

****Durham One Call****

919-560-1200

****Dave's Tow-A-Way****

919-554-7152

LANDSCAPE UPDATE

Throughout the month of October, Carolina Outdoor Care will be redoing the front entrance to homeplace III. Working with the landscaping committee, a plan was developed for both short term and long term enhancement of the main entrance. Please bear with us during the first few weeks as the demolition and re-plantings take place.



Community Reminders

- * All woodpiles need to be stored away from the building and kept off the ground, preferably on a metal rack, to prevent ant and termite infestation and decrease risk of fire.
- * Trash and recycling containers need to be placed behind the units by Wednesday as per the trashcan policy. This helps the landscapers who mow on Wednesday if the cans and recycling bins are moved no later than Wednesday AM.
- * All units have 2 marked spaces for parking. Parking is not allowed in unmarked areas, including the grass areas. Visitor's spaces are clearly marked with a "V" and are for visitors of our community residents. Residents should not be parking in spaces that are not for their unit. Violators can be towed at the owner's expense.
- *Animal waste must be picked up by the animal owner and disposed of properly. Animals are not allowed to eliminate on decks and porches, and waste must not be washed off decks or porches onto the ground. All waste must to be bagged and disposed of properly. Doggy waste

stations are available on the Woodcroft trails.

*The community speedlimit is 15

M.P.H.

Please be aware of

walkers, runners,

baby

strollers, dogs on

leashes and children playing bus stops near the front

entrance to FRT. Please slow down and pay extra attention

in the morning and

afternoon for children getting on and off the buses.

*Window air conditioners are NOT permitted on the property.

*Landlords, make sure your tenants are informed of all community rules and regulations. Please share newsletters and other communications with your renters during their stay in the community.



Unacceptable methods of feeding animals include, but are not limited to, scattering birdseed or other food on sidewalks, front lawns and in other common areas. In such cases, the board will direct the property manager to clean the area and bill the homeowner as needed. A reasonable number of attractive, well-kept bird feeders placed so they do not bother other residents are acceptable, at the board's discretion on a case-by-case basis.

Wildlife Feeding Policy...

The feeding of wildlife in any way that attracts pests, is a nuisance, is unsightly, disturbs other residents or causes a health or safety issue is prohibited.



CITY OF DURHAM

~Durham's **NEW** Police Non-Emergency Number: 919-560-4600 This phone number can be used for non-emergency situations. This new number was established by the Durham Non-Emergency Communication Center (DECC) to free up 911 lines for like-threatening or in-progress emergencies.

~Durham One Call: 919-560-4600. This number can be called for ANY questions regarding anything with the City of Durham. This includes, but not limited to, trash pick-up, permitting, ect. An operator will direct you to the correct department. You can also email them at durhamonecall@durhamnc.gov. You will receive a service request number, which you should keep a record of in case of a follow-up.

~According to the City, please have the blue, 95 gallon recycling bins out on the curb next scheduled trash day for **replacement with a 35 gallon recycling bin**. All trash schedules will stay the same with the recycle bin replacements. The City of Durham Fiscal Year 2009-2010 budget is now posted on their website. You can view the budget on their website-<http://www.durhamnc.gov/departments/bms/0910budget.cf>.

~ Looking for a new job? Change in career? The City of Durham has 17+ job openings. For listings and details, please visit: <http://ww2.durhamnc.gov/employment/>

Fortunes Ridge HOA
P.O. Box 37038
Raleigh NC 27627