

NEWSLETTER

Spring is almost here....



Carolina Outdoor Care will be out in the next few weeks applying pre-emergent on the grounds, cleaning up debris and pruning bushes and trees. The pruning may make some plants appear very unsightly for several months. However we need to do

this throughout the community for safety reasons, to allow access for workers, and to promote better growth and proper maintenance in the older, over grown plants. Mulch and pine straw are on the way for the beds and around the buildings.

Community Garden

Several neighbors have expressed an interest in developing a community vegetable garden. The area behind 85, 86, 88 has been selected as a possible site. As the plans are still formulation stage, now is the time to become involved. If you are interested please contact Martha Brown (jbrown375@nc.rr.com) or Lynda Pletcher (lpetch@earthlink.net).



Homeplace III is part of a great, larger neighborhood!

Piney Woods Park just across Fayetteville Road on Woodcroft Parkway is a wonderful place for children and dogs to play. There is a dog park that provides a variety of play areas with designated

sections based on dog size. There are walking trails for people and playground equipment for all ages of children.



A FEW COMMUNITY REMINDERS...



-All woodpiles need to be 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.

-All units have 2 marked spaces for parking. Parking is not allowed in unmarked spaces, including the grass areas. Visitor's spaces are clearly marked with a "V" and are for visitors to 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 speed limit is 15 M.P.H. Please be aware of walkers, runners, baby strollers, dogs on leashes and children playing as you drive through our community.

-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.

Since Homeplace III is a great place to live, help us keep it safe, attractive and a pleasant place to own or rent.

Annual May Homeowners Meeting- Need a few good people

Save the date of May 13th 2009 for the Homeplace III Annual meeting. The purpose of the meeting is to elect officers for the coming year and for the board to receive information from homeowners about ideas or concerns they may have for the community. This is not a forum for answering specific questions about your unit.

The meeting is open to all residents but only homeowners can vote. The board will have 3 openings for a 3 year term beginning once elected. Board members need to have a genuine interest in the community and its people. They must attend the 6 board meetings per year, be current on HOA dues, and be willing to help with special projects that may arise.



Police Non-Emergency Number



Barking dogs...dogs running loose...loud music...burglaries occurring hours or days earlier...suspicious vehicles...vandalism to public or private property. These are j...ples of the types of calls that can now be reported to Durham's new, non-emergency phone number. The new number, **(919) 560-4600**, was established by the Durham Emergency Communication Center (DECC) to free up 911 lines for life threatening or in-progress emergencies.

Woodcroft Club News

Looking for a summer job? Woodcroft Club is offering a lifeguard certification course. Applications are available online at www.woodcroftclub.org under "contact us". Jobs available are lifeguards, camp counselors, swim instructors and snack bar attendants.

****Coffee Break Tuesdays** are back beginning March 3rd from 7:30-9:30 am. Come start your morning off with coffee, OJ, pastries, bagels, sausage biscuits and muffins.

****Annual Yard Sale** is scheduled for March 28th 7-11 am. Cost is \$5/family and includes a space in the parking lot and coffee! Must bring your own table.

****Easter Egg Hunt** is Sunday April 5th at 12 noon.

Bring your basket and search for eggs, visit with the Easter Bunny, and enjoy some light refreshments. Age divisions will be set up so it's a fair hunt.

****Bake Sale** April 19th 1-3 p.m. Cost is \$2.00/person

****Discount movie tickets** are available at the office for any movie at SouthPoint Cinemas that has been released for at least 2 weeks. Tickets are \$6.25.

****Summer Camp Registration** is now available online.

The day camp is open to all members and non-members for children 6-11 years old.

****Pool opens** May 16th 10 am. Kick-off party starts at 12 noon.

Any questions about the Woodcroft Club call (919) 489-7705 or visit the web at www.woodcroftclub.org

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: 66-73, 77-83, 88-91, 94, 95. Buildings 63-65, 74-76, 87, 96, 104-106 have new gutters and are in the process of being repaired and painted. Building 98 is in the process of new gutter installation and will then be repaired and painted. The next set buildings in the queue 85, and 86. As soon weather is warm enough, front doors be painted on the preceding buildings Saturdays. The remainder of the buildings will be completed this spring and summer.



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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. 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 will be available on the Grandchester Meadows website- www.grandchestermeadows.com

Ant Damage

While repairing the buildings, the workers noted that there is significant damage caused by ants.

Suggestions for keeping ants out of your building and to prevent future wood rot include:

- Keep all wood, bird seed, and plant materials away from your foundation and walls
- Spread ant granules around your foundation in the spring.

There are a several ant granule products on the market. Hire a pest control company to spray for ant and/or termites.



Communications and Work Orders

There are two important aspects of our property management service that everyone should become familiar with and utilize. The first is our various forms of communicating with our company and your neighborhood. We will be updating your community website over the next several weeks with the help of your Board of Directors and your input. Please visit www.grandchestermeadows.com and become familiar with the content of our main page. This includes contractor referrals, work requests, local links, contact information, and government links. You will also be able to access your community site from this main

page by selecting your community from the community menu.

Please use the website for learning more about your neighborhood any time of day. In the event that you need additional information or you have questions not addressed on the website, please send an email to manager@grandchestermeadows.com and you should receive a prompt response. The website is also where you should submit your work requests. Click on the hammer icon identified as “Work Request” and fill out the on line form. It is important to complete all of the required fields so that the contractor(s) can address your concerns quickly and accurately.

We realize that not everyone uses the internet so you may always call us at (919) 389-7944 during normal business

hours. This is also the number to call during off hours when there is an emergency. However; work requests will still need to be submitted in writing so that we have accurate documentation of every work request. These work requests should include your name, address, phone number, and a description of the problem and should be submitted to:

Grandchester Meadows, Inc.
 PO Box 37038
 Raleigh, NC 27627

We look forward to hearing from you throughout the year.

A Few Words about Inspections

This article is intended to help the Home Owners Association provide proper maintenance for your town house and to help you identify interior/ exterior problems that require your attention. The HOA is responsible for numerous

exterior maintenance projects which are defined in the Covenants. Please refer to the Covenants for specifics about the exterior maintenance requirements of the HOA.

The HOA manager routinely inspects the property to determine future maintenance requirements but there will always be some issues that are missed or concealed. Please submit a work order request at: www.grandchestermeadows.com when you find items that may be the responsibility of the HOA to address. A written report is required so that the HOA can properly track all work orders.

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 are cleaned out routinely, but please let the HOA know if a gutter is clogged or not functioning properly.

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.



A Few Words about Assessments

One of our many responsibilities as your property management company is the collection of the annual assessments from the

home owners. This process starts in November/ December when the payment information for the upcoming year is mailed out to the home owners. These documents are also placed on your community website in case these are needed in the future. In the event that you do not receive the December mailing; you should visit the website to retrieve these documents. Also, while you are there; please click on the Welcome/ Contact Info Update icon from the main Grandchester Meadows, Inc. web page www.grandchestermeadows.com to submit your latest contact information so that future mailings reach you as intended.

The rest of the process is completely dependent on how you as home owners respond to the obligation to pay these assessments. Although it is difficult and unrealistic to expect for everyone to maintain a perfect payment history; it is still important for all home owners to be diligent in paying these assessments on time. In the current economic environment it is understandable that some home owners will have difficulty keeping up with this obligation but we would ask that these

home owners contact us so that we can make other arrangements. Both payment reminders and statements will be sent out as needed throughout the year so please keep your contact information updated. It is also very helpful to provide an active email address to the HOA so that reminders can be sent efficiently.

Hopefully our mutual efforts will help keep most of the accounts current but there will still be some that become delinquent. These home owners will receive notices and be assessed late fees in an effort to prompt payment. If not paid; these accounts can be turned over to an attorney for collection and the attorney costs are assessed to the delinquent account. This is a last resort effort by the HOA and it is regrettable that additional attorney fees begin to be assessed at this point but it is necessary in some cases. We will make every

effort to keep the home owners informed and we would ask each home owner to be mindful of the following reminders:

The payment information is mailed out in November/ December. Go to the website if you have not received it by January.

Your contact information should be updated as needed on the website:

"www.grandchestermeadows.com



Contact us immediately at suggestions@grandchestermeadows.com or (919) 389- 7944 if you are having difficulty making your payments.
