

# VILLAGES OF FOX RUN HOA

## Landscaping Updates

Spring is in the air and our Landscaping committee has already initiated their plans for our community!!

### Malone Ct Entrance

As you may have noticed the Malone Ct entrance has had several permanent plantings added along with some space for annuals. In the next few weeks our Landscaping Committee will be planting some Summer annuals and ground cover to fill in and brighten the entrance with splashes of color. Thank you to Lois Erikson, Lori Holcomb, and Mary Ann Hurst for their hard work!



### Balance Fox Entrance

In case you haven't noticed, we have added several plants at the corner of Balance Fox and Fox Rd. At this time there is not enough room for a sign but we will be observing the new plantings in hopes they will fill in and provide a nice floral welcoming to the single family part of the neighborhood.

### Landscaping damage to downspout trays

We will be walking throughout the neighborhood and making notes as to any damaged gutter downspouts. We will be replacing the downspout trays, as well as making sure the siding or wood framework around doors and mailbox houses are repaired. If you notice any damage in your area, please feel free to contact Grandchester Meadows to confirm we have this documented via email at [Manager@grandchestermeadows.com](mailto:Manager@grandchestermeadows.com)

## Community Maintenance

**Gutter Cleaning** for all units is expected to be completed by mid-May.

**Power-Washing** is set for every other year...and this is one of those years!! With the pollen in such full force we have not yet set a date but once it has been finalized, a notice to all townhome owners will be sent out.

**Termite Inspections** are scheduled for April 19th. See page 2 for more detailed information.

## TERMITE INSPECTIONS

**\*\*APRIL 19\*\***

**11:30 AM TO 1:15 PM 4TOWNES**  
**1:15 PM TO 3:30 PM KOHLER**  
**3:30 PM TO 5:00 PM MALONE**

In 2009, we enrolled in the TIDE program (Termite Inspection Detection Eradication). As part of this program, the outside, crawlspace and garage of all townhomes will be inspected. The inspectors will report on the following conditions:

**Termites and/or Damage**  
**Excessive moisture**  
**Moisture damage**  
**Infestation Conditions**  
**Misc. wood eating insects**  
**Fungal growth**  
**Unseated insulation**  
**Disconnected ductwork**

Each townhome owner, as well as the Villages of Fox Run Board of Directors will receive a copy of the report. Please note that this protection plan does **NOT** cover pests that are often seen on the inside of homes. Kil-Mor does provide pest control services. **However each homeowner is responsible for these services, not the HOA.**

At each mailbox house is posted a laminated schedule of houses that will be inspected at the respective timeframes listed above. These houses will have either garages or crawl spaces that will need to be unlocked and ready for inspection. Exterior inspections have already been performed. **A \$65 charge will be charged to you for inaccessible areas during this visit. Please make sure these areas are unlocked and ready for inspection on 4/19. Please contact Kil-Mor directly should the time and date provided for your unit be a conflict at 919- 469-1419.**

## **\*\*CURRENT BOD MEMBERS\*\***

**President-** Alexis Kunold (Townhome)  
**Vice President-** Kelly O'Neil (Single Family)  
**Treasurer-** Mary Ann Hurst (Townhome)  
**Secretary-** Vacant  
**General Seat-** Alan Gill (Townhome)

If you have any questions or concerns please contact Grandchester Meadows at [manager@grandchestermeadows.com](mailto:manager@grandchestermeadows.com) or 919-389-7944 or Alexis Kunold 919-559-2578

## **\*SEEKING VOLUNTEERS\***

The HOA Board of Directors (BOD) has an open position and is seeking a volunteer!! Please contact Grandchester Meadows or a current BOD member if you are interested. The Board of Directors is also seeking a few volunteers to serve on a financial committee. Meeting as needed, you would be assisting the BOD in making important, mindful financial decisions for the community. Contact David Robbins or a current Board member to become active in your community and help make a difference!

## **\*\*POOL OPENING\*\***

Our pool will be opening on May 22, 2010. The hours will be 6:00 AM to 9:00 PM. For those residents who have already signed a pool agreement and have been issued a Sonitrol pool key access card, there will be no need to sign another agreement. Your key card will be reactivated for the May 22<sup>nd</sup> opening. Those residents who have not already signed a pool agreement or received a Sonitrol key card please contact **Kalyn Robbins** at [info@grandchestermeadows.com](mailto:info@grandchestermeadows.com) to request one.

# COMMUNITY RULES AND REMINDERS

**\*In order to help cut down on theft**, or at least make it more difficult for any thieves, please remember to always lock your doors – the house, garage and car doors.

**\*Pick up after your dog.** As it was written in the City of Raleigh, At Your Service newsletter: Raleigh City ordinance Sec. 12-3011. (b) states that “it shall be unlawful for any person owning, harboring, keeping or in charge of any dog to fail to remove feces deposited by the dog on any street, sidewalk, park or other publicly owned area. (c) it shall be unlawful for any person owning, harboring, keeping or in charge of any dog to fail to remove feces deposited by the dog on any private property unless the owner of the property has given permission allowing such use of the property.

**\*Dog Tethering Ordinance passed in Raleigh** - This went into effect July 1, 2009 and “those found in violation will be charged with a misdemeanor and face a civil penalty of \$100 per day for each violation.” Please see "[http://www.wral.com/news/news\\_briefs/story/4662009/](http://www.wral.com/news/news_briefs/story/4662009/)" "[http://www.wral.com/news/news\\_briefs/story/4662009/](http://www.wral.com/news/news_briefs/story/4662009/)" or "[http://www.raleigh-nc.org/portal/server.pt/gateway/PTARGS\\_0\\_2\\_411\\_208\\_0\\_43](http://www.raleigh-nc.org/portal/server.pt/gateway/PTARGS_0_2_411_208_0_43)

[/http%3B/pt03/DIG\\_Web\\_Content/news/public/News-PubAff-Approval\\_Given\\_To\\_Dog\\_Te-20090304-12123649.html"](http://www.raleigh-nc.org/portal/server.pt/gateway/PTARGS_0_2_411_208_0_43) <http://www.raleigh-nc.org> for more information.

**\*No overnight parking on the street.** Street parking should be used on an as needed basis- not for everyday parking of vehicles. When visitors MUST park in the street, please help them be mindful of where they park as to not disturb to harmony of the community. Cars should never be parked close to intersections of the driveways of others.

**\*No littering.** As you are walking around the neighborhood, playing outside, or waiting for the school bus, please do not litter. We have noticed litter in the retention ponds, as well as in the bushes on the corner of Malone Ct and Fox Rd (bus stop). Please pick up any litter that you happen to see – this is YOUR neighborhood, why not keep it beautiful...

**\*Basketball goals** should be screened from view when not in use.

**\*Trash and recycle bins** may be put out for collection on Tuesday evening, but MUST be screened from view no later than Thursday morning.

## **\*\*DECK STAINING\*\***

All outdoor wood structures must be stained every other year in order to maintain the quality of the structure and the overall appearance. This requirement was last enforced in 2008, so **June 30, 2010** is our current-year deadline.

The Board of Directors recommends using a semi-transparent stain. Whether residents choose to use a semi-transparent stain or a clear stain with toner, the stain must be in the cedar tone family.

If your deck is less than 6 months old or you have just recently stained your deck (open or enclosed) or fence, please contact David Robbins of Grandchester Meadows or a Board member. Upon inspection of the stained item, the resident will not be required to (re)stain the structure at this time. If a deck or fence is found to be in need of repair or replacement, the BOD will contact the resident to make such requests.

If you are interested in hiring someone to help, a suggested contractor is:

David Coones 919-868-6545  
or via email at [Eagleway@USA.com](mailto:Eagleway@USA.com).

## 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. webpage ([www.grandchestermeadows.com](http://www.grandchestermeadows.com)) to submit your latest contact information so that future mailings reach you as intended.

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 their timely Assessment payments. If you are having trouble making your payments or would like to speak with someone in regards to your dues, please send an email to [accounts@grandchestermeadows.com](mailto:accounts@grandchestermeadows.com) or call 919-757-1718.

## WATER CONSERVATION

We drink very little of the millions of gallons of water that are treated every day for drinking. Generally speaking, less than 1% of the water produced by water treatment facilities is actually used for drinking. Did you know that 26% of water used inside the home gets flushed down toilets; 20% is used in showers and baths; kitchen and bathroom faucets use 15%; cleaning and washing dishes consumes an additional 3%; the laundry room uses 23%; and leaks claim 13% of the water used in the home? Studies show that indoor water use can be reduced by almost 30% with water-efficient fixtures, dishwashers, and clothes washers.

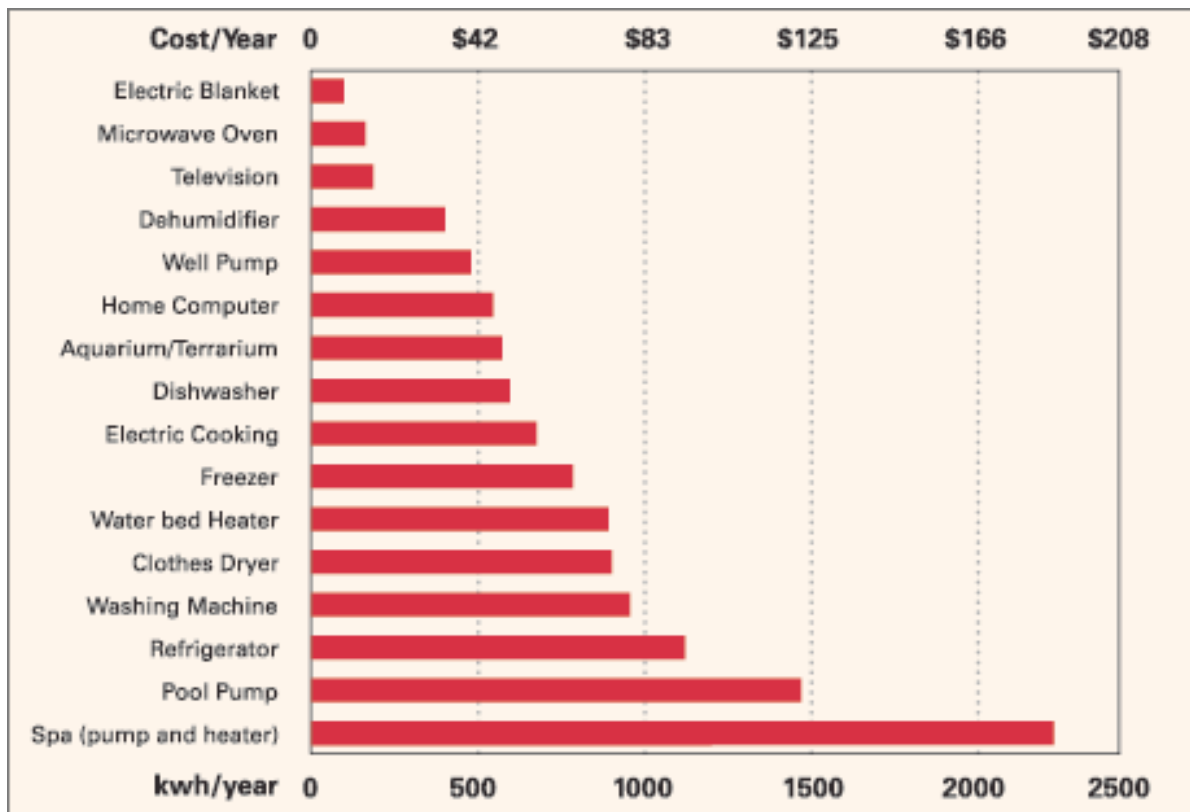
If each Raleigh resident saved one gallon of water a day for a year, we would save over 29 million gallons of water. That equals about 150 Olympic-size swimming pools, or 232 million 8-ounce glasses of water.

Conservation doesn't mean sacrifice, all it takes is common sense and thinking about conserving anytime you use water.

### General Tips to Help You Save

1. 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!
2. 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.
3. If a water pipe were to burst in your home, would you be able to locate the master shut off 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. Most are located in the hall closet.

## HOW MUCH ELECTRICITY DO APPLIANCES USE?



This chart shows how much energy a typical appliance uses per year and its corresponding cost based on national averages. For example, a refrigerator uses almost five times the electricity the average television uses. Visit [www.energysavers.gov](http://www.energysavers.gov) for instructions on calculating the electrical use of your appliances.

### Heating and Cooling Tips

- Set your thermostat as low as is comfortable in the winter and as high as is comfortable in the summer.
- Clean or replace filters on furnaces once a month or as needed.
- Clean warm-air registers, baseboard heaters, and radiators as needed; make sure they're not blocked by furniture, carpeting, or drapes.
- Bleed trapped air from hot-water radiators once or twice a season; if in doubt about how to perform this task, call a professional.
- Place heat-resistant radiator reflectors between exterior walls and the radiators.
- Turn off kitchen, bath, and other exhaust fans within 20 minutes after you are done cooking or bathing; when replacing exhaust fans, consider installing high-efficiency, low-noise models.
- During the heating season, keep the draperies and shades on your south-facing windows open during the day to allow the sunlight to enter your home and closed at night to reduce the chill you may feel from cold windows.
- During the cooling season, keep the window coverings closed during the day to prevent solar gain.

## **GRANDCHESTER MEADOWS- COMMUNICATIONS AND WORK ORDERS**

Please visit [www.grandchestermeadows.com](http://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](mailto: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.

Villages of Fox Run HOA  
P.O. Box 37027  
Raleigh NC 27627

VFR Addressee