

Villages of Fox Run

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Reminders:

- Please clean up after your pets.
- It is a City of Raleigh violation to chain a dog outside, or to let them run around unleashed.
- Trash cans must be removed from the curb by 7:00PM on trash day.
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Communications and Work Orders

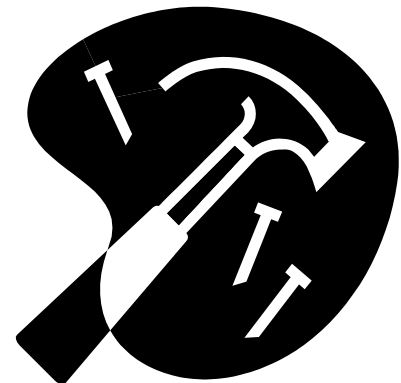
There are two important aspects of our property management service that everyone should become familiar with and utilize. The first is our various forms of communicating with our company and your neighborhood. We will be updating your community website over the next several weeks with the help of your 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.



Villages of Fox Run Annual Meeting

The Villages of Fox Run Home Owners Associations Annual Meeting has been rescheduled for May 2, 2009. It is required that at least 10% of the homes are represented at the meeting. Please make an effort to attend this meeting. We will dis-

cuss accomplishments from the past year, plans for the year ahead and answer any questions you may have.

May 2, 2009 at 3:00 PM
LOCATION TBD
Raleigh, NC 27616

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:

- 1—The payment information is mailed out in November/ December. Go to the website if you have not received it by January.
- 2—Your contact information should be updated as needed on the website: www.grandchestermeadows.com
- 3—Keep up with your payment due dates throughout the year.
- 4—Contact us immediately at suggestions@grandchestermeadows.com or (919) 389- 7944 if you are having difficulty making your payments.

Landscaping Update

If you have driven down Malone Court recently, you may have noticed a beautifully dressed up front entrance to the neighborhood. Thank you to the Lois, Lori Holcombe, and Mary Ann Hurst of the Landscaping committee for their hard work!!!

In addition to the work of the front en-

hired a new landscaping company, Fetsko Lawn Care, to take over the landscaping maintenance of the Villages of Fox Run neighborhood. We look forward to working with David Fetsko. If you see areas that need attention please contact David Robbins of Grandchester Meadows so that he can request the services.

Villages of Fox Run—Board of Directors

President—Debbie Hickey (townhome)

Vice President—Alexis Kunold (townhome)

Treasurer—Mary Ann Hurst (townhome)

Secretary—OPEN SEAT

* Thank you Wanda Moore for your service on the board!

General Seat—Kelly O'Neil (single family home)

If you are interested in sitting on the Board of Directors, please contact Debbie Hickey at Debbie52674@gmail.com.

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-

1—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.

2—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.

3—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-

1—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.

2—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.

3—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.



Kil-Mor Pest Management

Termite, Inspection, Detection, Eradication (TIDE)

Inspections will be taking place March 23-25

Annual assessments from the townhome owners goes toward termite inspections and/or treatments. Single family home owners are responsible for obtaining their own termite protection.

After receiving pricing bids from several companies, the VFR BODs have decided to sign a termite protection contract with Kil-Mor pest management. This is a family owned business who have been protecting homes for over 20 years. If you would like to read more about this company, please visit their website: www.KilmorBugs.com or you may call them at 919-469-1419..

We will be enrolling in the TIDE program (Termite Inspection Detection Eradication). As part of this program, townhomes will be inspected annually. The inspectors will look at the outside of the townhomes, the crawlspaces and the garages, if applicable. The inspectors will

report on the following conditions:

- termites
- Excessive moisture
- Moisture damage
- Termite damage
- Conditions conducive to termite infestation
- Fungal growth
- Other wood destroying insects
- 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 but each homeowner would be responsible for these services, not the HOA.