

KENDALL HILLS HOA

MAY 2011 NEWSLETTER

SPRING IS HERE!

Spring is here and we hope all is well with everyone! Now that we have nice weather it's time for outside activities again. Our annual Picnic on the Lawn will be here before you know it, and the Social Committee has passed out flyers highlighting our upcoming activities. We hope to see just as many people there as last year, if not more, as it's always a great time. With the warmer weather also bring green grass and pretty flowers. In this tough economy with numerous homes in the



community on the market, it would benefit us all if everyone was extra conscious of their lawn work. Please keep your grass cut and landscaping improvements looking the best they can!!!

GENERAL COMMUNITY REMINDERS

- *Please be aware that architectural requests are needed for fences, sheds, or other additions for your home.
- *With summer around the corner, parents are asked to remind children to respect other owners and their property.
- * 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.
- *There are various trash collection agencies serving our residents. We are not all on the same trash day. Please be cautious of trash and other debris items that may travel from yard to yard.
- *When walking your pet, they should always be restrained by a leash. Not everyone is a dog lover. 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.
- *No clothes-lines are permitted in the community.



**4th Annual
Picnic on the Lawn
Saturday May 21st**



**Mudcats or Durham Bulls
Baseball Game
June -TBA**



*** Chili & Ribs Cookoff *
Saturday October 1st**

Property Improvement & Maintenance

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 the neighborhood Covenants. This responsibility is 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 most notable area of HOA involvement is when a home owner wants to start a home improvement project on the outside of the house. All exterior changes require a completed architectural/ landscape change form to be submitted to the HOA. These requests are reviewed by volunteers from your community and their decisions are communicated to the home owner by the management company. The HOA usually has up to 30 days to review the applications so please be prepared for this when planning a project because you must wait for the written approval before starting the project. Although the system is designed to be efficient, these are volunteers with regular work schedules so please be understanding if it takes a few weeks to get a response. The best way to get a quick response is to submit a 100% completed application on your first attempt. Applications are not considered received until the entire form and all supporting documents are received. For specific directions how to complete this form, please visit www.grandchestermeadows.com/kendall_hills/.

The other area of regular concern is the maintenance of the yards and the houses. Home owners should be mowing, trimming, and cleaning up their 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.

The articles below are intended to help the Home Owners Association help you identify interior/ exterior problems that require your attention.

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.

Gutter and downspouts. These should be cleaned out routinely to ensure they are working 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.

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.

****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.

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 ! 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
- Celebration of the Arts** June 3rd & 4th. 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.
- 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.

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