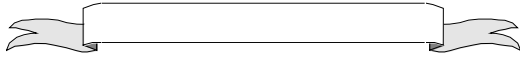




PRESTON GRANDE HOA



Dear Neighbors,

April 2010 Newsletter

General Schedules:

Every Monday Garbage collection at curbside. Containers must be put out no earlier than 7 pm on Sunday night and taken in no later than 8 pm on Monday night.

May/ June Gutter clean out for the townhomes bordered by dense tree cover.

June/ July Garage door refurbishments should be 100% completed. Only 10 doors remain to be completed at this time.

May/ June Pruning for trees and shrubs in the neighborhood followed by mulching of the planting beds.

May/ June Power washing of exterior siding, sidewalks, and driveways for all townhomes after the pollen season has finished.

The general calendar to the left has a lot of important schedule updates and I hope this will help in your spring-time scheduling. In addition to these listed updates, Jeff Pinnow is working with the Board of Directors on other issues which include the following:

- Drainage proposals/ quotes for the common area behind and beside 155– 161 Grande Drive.
- Drainage waterway stabilization and restoration proposals/ quotes for the area behind 121– 137 Grande Drive.
- Smaller drainage concerns caused by gutter downspout discharging in a concentrated area.
- Landscape planning for the planting beds located between the driveways. Community input will be important so be sure to contact us if you have ideas.
- Establishing the responsibilities of the Prestonwood Master HOA to our smaller Preston Grande Villas & Townes HOA.

We believe this will be an aggressive agenda for this year so please feel free to volunteer your time and talents if you want to contribute to a successful year. Please let us know if you have questions, suggestions, or concerns by contacting us as listed on the last page of this newsletter.

Best Wishes!

Board of Directors

Preston Grande Villas and Townes HOA





PRESTON GRANDE HOA

What the Manager Hears About...

As your community manager I hear about all the occasions of disrespectful behavior which can range from not picking up after a dog to leaving a trash can out in the street for days. This is not to say that this happens frequently in your neighborhood but when it does happen I am asked to intervene. It can even escalate to involving the Board of Directors when the behavior is not corrected with routine reminders. The most frequent problems are often addressed in newsletters and flyers to the community but this does not always impact the people who are the source of the problem so the HOA is put in a tough position.

I will list in detail the primary sources of turmoil between neighbors on the next page but first I would like to illustrate the tough position of the HOA with this example. Street parking is prohibited on all three streets in the neighborhood but we certainly understand when a contractor might need to park temporarily in the street to provide service to a particular home or the whole community. It is also understandable to have some street parking when hosting an event which requires more guest parking than is already provided in the neighborhood. The reasons for this prohibition of street parking is to insure for the safety of the residents and to allow proper access for service providers. These private streets are narrow so emergency vehicles (such as a fire trucks) and service vehicles (such as the garbage trucks) can not access the streets when cars are parked there. It can also make backing out of a driveway difficult and dangerous if the driver isn't expecting a car to be parked in the street which they shouldn't be expecting.

The HOA has the obligation to enforce this prohibition while also considering the service contractor visits and the occasional house gatherings that cause temporary street parking. In the rare cases where people repeatedly park in the street overnight and/ or for several days in a row, the HOA has instructed the towing contractor to remove the vehicles. This usually provokes a very strong negative response from the vehicle owner and can consume a considerable amount of time and effort on the part of the HOA. The person who owns the towed vehicle rarely admits to being anything more than a "5 minute visitor" so they want the car returned free of charge. However; everyone should understand that the towing of a vehicle is only used in extreme cases where the vehicle is parked in the street as described above and all efforts to warn the owner have been ignored so the HOA will not reverse the decision to tow. This stance will make us appear unreasonable to some but we trust that the vast majority of residents understand and appreciate what is required to have the desired impact on the particular problem.



PRESTON GRANDE HOA

What the Manager Hears About...(part 2)

I used the last page to illustrate how the HOA is put in a difficult position by people who violate community rules and standards. On the one hand, the neighbors usually feel the process is too slow for gaining cooperation while on the other hand, the person who violates the rules usually feels the process is too harsh. It is my sincere wish that all residents will adhere to the following at all times in order to avoid disrupting the peace in the neighborhood:

- **Pets**– All pets must be on a leash and escorted by their owner when outside the house. All pet owners are responsible for the immediate removal of their pet's feces from the property. The HOA will refer repeat offenders to Wake County Animal Control which may result in a citation with a fine. It can also lead to the removal of the pet.
- **Parking**– All residents must park their vehicles in their driveway and/ or their garage. The additional spaces located throughout the neighborhood are only intended for visitors. Residents who repeatedly park in the street and/ or in visitor spaces will receive warnings which can eventually escalate to the removal of the vehicle from the property by the towing contractor if the resident fails to cooperate.
- **Garbage Containers**– The Town of Cary collects the garbage on Mondays so this is the only day your container should be seen although it is okay to take it out on Sunday night. Your container should be stored out of view in your garage at all other times. The HOA will refer repeat offenders to the Town of Morrisville who will issue a citation and a fine for a second/ subsequent offenses.
- **House Maintenance**– This will be detailed again later in this newsletter but home owners are responsible for most of the exterior maintenance of the home. Please inspect the exterior of your home on a regular basis for loose siding, shutters, and or trim pieces as these items commonly become loose during stormy weather. The HOA will contract for the repair of these items at the owner's expense in the rare case where the home owners fails to make the needed repairs in a reasonable time frame. Most of these repairs are minor so two weeks is normally more than enough time.
- **General Upkeep**– Home owners should not use the outside of the house to store household items and/ or toys. Although there are countless items that would fall into this category, here are a few common items that are reported to our office: car washing supplies, cardboard boxes, old furniture, mobile basketball goals, mobile street hockey goals, bicycles, and clothes. Please make sure these items are stored in your house or garage at all times when not in immediate use.



PRESTON GRANDE HOA

Home Owner Maintenance Responsibilities

The home owners of Preston Grande are responsible for most of the exterior maintenance of their townhouse. Most of the elements have a long life span so there is a relatively long period before maintenance/ replacement is required. However, there are several elements that require frequent maintenance which are as follows:

- **Front Door/ Porch Area**– This is an area where a lot of homes will need attention this spring and/ or summer. The doors and porch railings require routine painting with an exterior gloss black enamel paint. The trim and porch columns also require routine painting with an exterior gloss white latex paint. This is not only important for protecting your investment but it will also help keep the neighborhood looking neat and uniform.
- **Decks**– All home owners should routinely inspect their deck for loose and/ or warped deck boards, railings, and pickets. In addition to keeping the wood in good repair, home owners are required to stain/ protect the wood with a semi-transparent stain which is either clear or cedar. A listing of recommended brands and staining contractors will be distributed in the coming weeks so that everyone has what they need to get their deck stained. The cleaning and staining of the deck should generally be completed every 2 to 3 years to properly protect the wood and maintain an attractive appearance. We will remind home owners that need this work completed in the near future but everyone should be considering this for this year.
- **Deck Enclosures**– Several home owners have enclosed their decks with the approval of the HOA but this approval is always contingent on the proper maintenance of the improvement. These enclosures must be maintained with the same care as the deck and we will send similar reminders when maintenance is needed.
- **Hot Water Heaters**– The HOA would like to alert all home owners to inspect their hot water tank on a regular basis because a leaking tank can cause a lot of damage. Many owners are replacing these with tank-less hot water heaters which are mounted outside the home near where the electricity or natural gas enters the home. The HOA is allowing this modification since the mounting place is in the rear of the home and the heaters are receiving great reviews so please keep this in mind when the time comes to replace your current hot water tank.

The last page of this newsletter has a listing of the contact information for several recommended contractors that can assist you with the items above as well as others not mentioned.



PRESTON GRANDE HOA

Board of Directors

Zvika Avivi

Fran Barsky

Micki Kamszik

Ruth Koenig

Larry Rothman

Linda Sturdivant

Service Providers

Etheridge Pest Services	Termite Inspection & Treatment	(919) 554- 4442
Garden Supply Company	Landscape Management	(919) 795- 9290
Grandchester Meadows, Inc.	Community Management	(919) 389- 7944
James McCune	Garage Door Refurbishment	(919) 215- 5389
USPS (Lee Hawthorne)	Mailbox Key/ Lock Replacement	(919)- 468- 5627