



PRESTON GRANDE HOA



HAPPY FALL NEIGHBORS!

Fall 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.

Nov/ Dec Gutter clean out for all the townhomes.

Oct/ Nov Hardwood mulch will be installed in planting beds and tree wells as needed.

Nov/ Dec Pruning for trees and shrubs in the neighborhood and leaf clean up begins.

Oct/ Nov Power washing of exterior siding, sidewalks, and driveways for all townhomes will be finished.

Thursday November 4 at 7 pm is the date/ time for the **2010 Annual Meeting.**

I guess we will all welcome a break from the intense heat which has caused our yards and flowers to look less than desirable. Seeding and aeration were delayed because of the dryness- thank you for your patience. We have addressed several irrigation and drainage issues, completed the garage door refinishing, (YEAH!!) and are presently doing the power washing of all sidewalks, driveways, trim and porches. Gutter cleaning and termite work are completed.

We have several issues coming up to discuss at the fall annual meeting which will be held the first Thursday of November at Stonewood Grill at 7:00. The HOA will provide appetizers. Our Covenants have not been signed by all and since our previous board worked very hard on them, we need to complete the project. ANYONE WHO CAN PROVIDE NOTARY SERVICES IS NEEDED! Please call David Robbins at (919) 389- 7944 or Fran Koenig at (919) 468-0000. The issue of roofs and the town taking over street maintenance will be discussed. Feel free to bring topics and concerns to the meeting, but know that you are welcome to attend a board meeting any time.

Thank you for co-operation of pet pick-up issues as well as observing the public parking area rules. The Board has worked hard this year and our goal is to maintain high standards which will hopefully result in real estate values to increase! We do not want to look like an apartment complex, and our townhomes are very unique and we want to treat our neighborhood and each other with respect and kindness. Enjoy life here!

Fran Koenig- HOA President

Board of Directors

Preston Grande Villas and Townes HOA





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General Reminders & Updates

- **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.
- **Garage Door Trim**: Many of you have been notified to replace the door trim that was removed with approval. This is your responsibility and the HOA will not assume responsibility of any damage to your door if you have failed to complete this step. You may call Michelle at Garage Door Specialists 388-9320 and they will call you for an installation date. This needs to be done ASAP.
- **Home Owner Responsibilities**: Railing painting, shutter and front door painting, window cleaning, checking your water heater- many have broken and caused much damage, deck repair and staining according to guidelines of a natural cedar color- NO REDWOOD. If your windows are failing you must call Silverline/ Anderson Windows and replace on your own.
- **Mulch**: Hardwood mulch will be put down this fall instead of pine straw as the Town requires. If you are interested in removing your own pine straw before that is done, you may do so. We will post online the date for this to be done. Your pine straw does NOT have to be removed. The common areas will still have pine straw.