



PRESTON GRANDE HOA

Spring 2011 Newsletter

Happy spring and warmer weather for us all! We welcome the new neighbors to our community and are taking this opportunity to provide some information to assist in adjusting to the new surroundings as well as providing a reminder to our current residents. Please connect with our community manager, David Robbins at david@grandchestermeadows.com. He can also be reached at (919) 389-7944 should you need assistance, have issues, or questions. This website: www.grandchestermeadows.com (select Preston Grande V&T) will give you information on your board members and contact information, meeting minutes, contractors we use, the HOA rules and covenants, and places to go to find general help. This is also where you can get information about exterior changes and the process required before you do anything on the exterior of your home.

Our HOA Board of Directors meets the second Monday of the month. If you do not see minutes, this means we did not meet and did our work by e-mail. We have been successful with our budgeting and have been able to hold our dues at \$125 per month. This fee covers tasks the HOA is responsible for including landscaping (mowing, fertilizing, etc), shrub and tree care, irrigation, lighting, street maintenance, termite care, garage door surface, power washing and gutter cleaning. You are welcome to attend one of the board meetings by request.

Garden and Supply Company will consult free of charge to those wishing to do any plantings of shrubs or trees. We continue to improve the common areas: new trees along Cary Parkway, Dogwoods in the common areas, removal of diseased trees, and the treatment of several diseased Maple trees. River Birch trees may be removed if they are interfering with pipes, sidewalks, or driveways. If you have concerns please notify David Robbins or Fran Koenig. We are also evaluating cutting back on some of the Privet bushes as they are becoming difficult to trim. Greenway Irrigation will be checking the irrigation lines on a regular basis and we will begin replacing old irrigation lines over the course of the year.

Your Board will continue to work on securing the majority signatures for our covenants. These are required to be notarized which has caused a delay in the process. Please follow the directions on the sign on the mailboxes when we post it to help us get this big job completed.

We appreciate your continued support of our association rules by not overusing public parking spots, (each of us has 4 spots to park their vehicles, two in the garage and two in the driveway), picking up after your pets, and please protect new plantings. Enjoy our community, be considerate of others and be happy!



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Spring 2011 Newsletter (cont.)

Town Of Morrisville— The garbage collection is completed at the curbside each Monday. Please bring cans and bins back into your garage or behind your home by Monday evening after it has been emptied. Please do not put your garbage and recycling out prior to early Sunday evening.

- Every other Wednesday is yard waste pick up.
- Check flyers from Morrisville for large items pick up/ shredding dates etc.

HOA Responsibilities: Landscaping, irrigation, public lights and streets, common areas, parking issues, gutter cleaning (2X per yr. notify us if clogged), termite control and garage door surface refurbishment.

YOUR Responsibilities:

1. Keep your property clean of toys, entertainment articles, recreation vehicles, trash, newspapers. Keep grass areas clear for landscapers on Mondays.
2. Painting and maintenance of front door, wood posts, wood trim, shutters and decks, lattice, and railings to be free from rust, walkways, driveways, and windows.
3. Please check hot water tanks and air conditioning systems since they are over 10 years old.
4. Insurance- Check for coverage of flooding from sewage pipes and that your policy covers your entire home (inside and outside).
5. Roof, chimney, gutter repairs, and garage door weather stripping.
6. Monthly assessment fees and Annual Preston HOA fee
7. Deck staining and repairs per the community standards.

Please be aware that any maintenance not completed in a timely manner after notification will be handled by the HOA and the expenses will be assessed to the homeowner.



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Visit: <http://www.grandchestermeadows.com/prestongrande/architectural.htm>

Preston Grande Villas & Townes- Architectural & Landscape Changes

This page has been developed in an effort to both educate you about the role of your home owner's association and to assist you with your home improvement ideas. Please read all of your community documents before starting any exterior project: [HOA Docs](#) Your neighborhood requires that you submit a completed application ([change request form](#)) prior to starting any changes to your home exterior and/ or landscaping. Before mistakenly assuming that your project is "too minor" to require an application, please take the time to send an email inquiry here: [arch change](#) to confirm that your assumption is correct.

One Set of Plans: The plans will show the following: plot plan, floor plan, exterior elevations, roof design, exterior materials and finishes, plant selections, (roof design, floor plan, landscaping plan, where applicable), and such other items as may be needed to reflect the character and dimensions of the modifications. Photos and brochures are great additions. You should have a plot plan with your closing documents or search your address on the Wake County website: [property search](#)

Summary: Written statement summarizing nature, style, setback, height and square footage of proposed modification, if applicable, and how the dimensions and nature of the proposed modification compare with the site specifications and other requirements set forth in the documents and whether any variance requests are necessary.

Inform Your Neighbors: Your neighbors have the right to know of your future plans. Please obtain signatures from all property owners having common lot lines with your property along with property owners who reasonably view the improvement from their property. This signature is not for approval or denial of any application. It is simply acknowledgment of the changes you are proposing.

Neighbor Note: One aspect of completing the form which can cause some misunderstandings is the **neighbor signature section**. The person proposing to change their home must go to each of the immediate neighbors to present their proposed changes and to obtain their signature which indicates this presentation has been completed. These signatures are not to be misconstrued to mean that the application is "approved" by the neighbors. Immediate neighbors should contact the HOA after viewing the proposed change application if they have concerns about the proposal which can not be resolved prior to the submission of the application. Email concerns here: [change concerns](#)