



Trailwood Valley News

Trailwood Valley HOA

Volume 1, Issue 1

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Landscaping

The Board of Directors is currently monitoring the shrubs and trees in the neighborhood. A recent evaluation of the community revealed that many of the trees will need to be replaced over the next few years. This is due to the fact that the particular varieties of trees in the front yards will be too big for the small space.

All members should be aware that the HOA has installed landscape timbers along the visitor spaces on Trailwood Valley Circle. These are intended to control erosion and to prevent cars

from parking on the lawn. Please be careful when parking in these spaces.

Home owners that wish to modify their landscaping are encouraged to do so. However; all landscape changes require that the owner submit a completed exterior change application to the HOA. This application will be reviewed by the Board of Directors and the work can begin only after the application is approved.

Another way that residents can help improve the overall appearance of the neighborhood would

be to plant appropriate flowers in the front planting beds. However; please keep in mind that you will need to plant the flowers in a location that will not interfere with the grounds contractors. It will also be the responsibility of the resident to maintain the flowers and to keep the area free of weeds.

Please water the lawn areas weekly during dry periods this spring, summer, and fall. This will be critical in our effort to maintain full green lawns.

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Architectural Reminders

Along with the landscaping projects; the Board of Directors has been systematically working on the issue of compliance with the neighborhood guidelines. These guidelines are based on the HOA Covenants and both documents are available on the website. The Board of Directors

would deeply appreciate the effort of every home owner to maintain their property in accordance with the guidelines. This includes simple actions like replacing missing window screens, painting the front door to match the shutters, replacing damaged porch railings, properly staining the rear

decks, proper disposal of your garbage, cleaning up after your pets, etc...

Also, an architectural change request form is included with this newsletter for your convenience. Thank you for your effort and cooperation!

Resources

Mailing Address:

Trailwood Valley HOA
PO Box 37117
Raleigh, NC 27627

WWW:

grandchestermeadows.com
select Trailwood Valley from
the community menu.

Email:

drobbins13@earthlink.net

Phone:

(919) 389- 7944

Owner Maintenance Projects

The warmer weather allows many outside projects to get started and this year is no exception. There are three main projects that owners should be prepared to start this spring. The first is to make sure that the areas around your townhouse are clean and neat. The second is to make sure your deck is properly stained in accordance with the HOA

specifications. Owners will receive a letter from the property manager if their deck requires maintenance. Please comply with this request and help us maintain an attractive community. The third project is to inspect and repair the front porch railings as needed. All railing repairs should be painted back with an exterior white semi-gloss paint. This is also a

good time for residents to check their attics for active water leaks in the roof. Please report any active leaks to the property manager so that the roof can be repaired quickly before there is extensive interior damage.

Timeless Reminders!

This would not be a newsletter without a reminder about pets, garbage, assessments, and parking. **Pets** are simple: keep them on a leash and clean up after them. **Garbage** should be simple: make sure to bring your trash to the dumpster promptly and do not leave your garbage at your front door for an extended period of time. Please put all recycling into the proper bins by

the Trailwood Valley Circle dumpster. **Assessments** are due on the first of each month and are considered late after the 15th. Please keep your account current so that our efforts can be focused on serving the needs of the community. **Parking** is limited to your marked spaces. Each house has assigned spaces and there are additional spaces for visitor use only. All parking violations are subject

to towing at the owners expense. Please respect the parking rules.

Security & Safety

Motion Detector Floodlights?

Your back porch is the number one security threat to your home as a point of entry for would-be burglars. Just a few weeks ago two of our neighbors' houses in Sterling Townhomes were attempted to be broken into through the back porch. The HOA is considering some tree trimming to improve

visibility in the rear and side yard areas.

An easy way to help thwart such break-in attempts is to install a motion detector flood light. They are very inexpensive to buy and easy to install. A popular unit sold at Home Depot has a motion sensor with two flood lights all in one unit. And it costs only \$20! It automatically stays

off during daylight hours. If you don't want the motion sensor capability and want to just use it as a regular flood light, you can simply turn off the motion sensor unit. So it's very efficient with bulb life and power consumption.



Home Owner Inspections

The HOA routinely inspects the property to determine future maintenance requirements but there will always be some issues that are missed or concealed. Please submit a written report of any problems in a timely manner to the HOA mailing address or email the property manager. A written report is required so that the HOA can properly track all work orders.

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. This is a home owner repair item.

Roof and chimney. This will require that you inspect your attic area for recent signs of water penetration. There are several causes so please try to be specific when you describe your findings. The HOA will repair any exterior leaks.

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-

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 are located.

Toilets and showers. Toilets should be inspected frequently to prevent slow water leaks. Showers need to be properly caulked to prevent water leaks. Toilets should not be used to dispose of unsuitable materials.

Insulation- There is insulation in both the attic and crawl space areas. You should be inspecting to make sure the areas are properly insulated.