

Trailwood Valley Newsletter for April 2006

April 19, 2006

I. Annual Meeting & Board Member Elections: The Board of Directors meets on a regular basis to discuss the business of the Association and to plan future projects. These decisions require the input and feedback from the owners so we appreciate your emails, letters, and phone calls. Ryan Miller has recently resigned from the Board because he has moved from the area. His talents and effort have been deeply appreciated by the neighborhood and we wish him well in his future endeavors. The Board has replaced Ryan with Thomas Basnight. This recent shuffle of the Board has prompted some discussion about inviting more people to serve on the Board. The purpose of a larger Board is to increase owner input and to avoid transition difficulty when a Board member resigns. Please contact the property manager or a Board member if you would like to volunteer your time and talents. Our **Annual Meeting** is presently scheduled for **Tuesday, May 23, 2006 at 7 pm**. The meeting will be hosted at **2240 Long Pine Lane**. Please mark your calendars and expect to receive an official notice soon.

II. Required Deck Maintenance: You may or may not be aware that the maintenance of your deck is your responsibility. This is not an exterior item that the HOA is responsible to maintain or replace. The vast majority of the decks in Trailwood Valley require some level of maintenance at this time. In an effort to help the owners complete this maintenance quickly, the Board has developed the following standards that must be followed:

- 1) The deck, steps, and railings must be cleaned and completely stained/ protected using Behr Deck-Plus Semi-Transparent Stain (available at Home Depot) in one of the following colors: California Rustic (DP-351), Cedar Natural tone (DP-533), or Redwood Natural tone (DP-534). This staining service should be repeated every three to four years. Residents that wish to use another product and/ or color must get written permission from the Board prior to starting any work.
- 2) Many decks will require additional work such as: tighten loose boards, replace damaged or warped boards, and inspect the support posts for structural integrity.
- 3) The Board of Directors is requesting that all decks be completed by June 30, 2006. Decks that are not completed by this date will be completed by the HOA at the owner's expense.

III. Neighborhood Awareness: The HOA has received some reports of suspicious activity and car break-ins. Any resident should contact the police immediately when they observe suspicious individuals in the neighborhood. This is the best way to prevent and deter crime. Residents should also report these incidents to the property manager and/or a Board member. This will allow the HOA to alert other residents and the Lineberry Alliance. The Lineberry Alliance has been organized to help address community issues for all of the residents in this district. These functions include: future development plans, crime, parking, property values, local government liaison, and greater communication of ideas. Join the Lineberry Alliance mailing list by visiting: <http://lineberry.org/alliance/> to

help preserve & improve our neighborhoods, communicate information, share ideas, and help to resolve issues in the neighborhoods along Lineberry Drive.

IV. **Planned Projects:** The following is a list of planned projects and the tentative schedules for completion.

- 1) Power washing of all the house exteriors will be completed in late May or early June. We are waiting until the springtime pollen has finished before starting to clean the outside of the homes. You may want to coordinate the deck service with this service because there will be a power washing company on the property.
- 2) Pavement seal coating, line strips, and space assignments will be completed in late June or early July. This will require some assistance with parking so please follow all instructions provided to you when the project starts. We are planning this for the June/ July timeframe because more residents will be away during the day and the warmer weather helps with dry-time. This should help to minimize the inconvenience to the residents.
- 3) Additional parking spaces are being considered to help increase the visitor spaces. If approved, these spaces will be added as a part of the seal coating project.

V. **General Reminders:** There are many rules and regulations that govern the neighborhood. I would like to stress the importance of the following set of rules:

- 1) All pets must be on a leash or otherwise controlled when outside the residence.
- 2) It is the responsibility of the pet owner to clean up promptly after their pet.
- 3) You may not maintain an unregistered and/or inoperable vehicle(s) on the property.
- 4) All exterior modifications require a completed architectural change request form and the prior written approval of the Board.
- 5) Residents must clean up their litter and/ or cigarette butts from the common areas.

VI. **Mailboxes on Trailwood Valley Circle:** You may not be aware that the mailboxes on Trailwood Valley Circle are maintained by the US Postal Service. The office on Lake Dam Trail (off Tryon Rd.) handles all requests for mailbox maintenance. This includes faulty/damaged doors and lost or broken keys. They will charge you a fee for the service which you can submit to the HOA for possible reimbursement (lost keys will not be covered). Also, we are trying to label the front mailbox doors but do not know the layout of the boxes. Please help by contacting us with the location of your mailbox.

VII. **Towing:** Mid-South Towing & Recovery has been replaced as the towing contractor by **ACE Towing & Recovery**. The new phone number is: **(919) 821- 2121**.

VIII. **Website:** The website address is www.grandchestermeadows.com and you select Trailwood Valley from the communities menu. This website has been completely redesigned and we are now working on the updates. The financials will be maintained as a single page with tabs on the bottom to take you to a particular month. This reduces the over-all load time if you are reviewing several months at a time. The final statements from last year will be up very soon. Please let us know if you have comments or suggestions for improving the website.