



# The Townes at Crabtree

## *A Load of Updates!*

### **What's Inside:**

Transition	1
Parking	2
Landscaping	2
Email!	2
Decorations	3
Pet Stations	3
Trash Bins	3
For Sale Signs	3
Termites	4

## **A Message from the President...**

Hello again fellow residents! This summer was very busy with a couple of major transitions that you'll learn more about in this newsletter. You'll be relieved to know that your Board has been meeting at least monthly in order to work through a variety of issues. Much of the work completed unfortunately may not be immediately visible though as it was focused on the long term stability of our community. We certainly thank you for your patience, support, and cooperation! Over the next month we'll be setting the 2009 budget and preparing for our annual meeting.

The weather is shifting, autumn is here and I want to wish everyone a safe and pleasant holiday season!

Chad Eckhardt,  
President

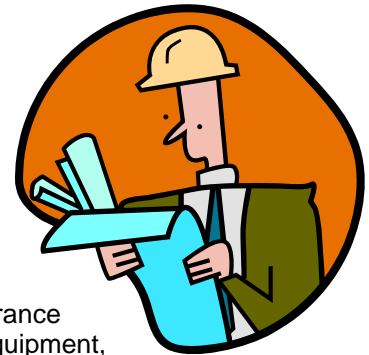


## **Transition from Pulte**

Many conversations took place over the summer between the Board and Pulte representatives. The transition has successfully been completed and we sincerely thank Pulte for a great deal of patience, cooperativeness, and responsiveness.

At the Board's request, Pulte top-coated the main entrance asphalt which was damaged by heavy construction equipment, the construction trailer was removed ahead of schedule, and other common area developments were finalized.

Additionally, the Board contracted with an independent engineer to make recommendations regarding our retaining walls, drainage pond, and other common-area infrastructure. All are being monitored very closely. Professional legal advice was sought in certain cases to better understand our rights or liabilities.



## Email!

We're updating our records and have noticed that certain residents have not supplied an email address.

In order for the Board to communicate more quickly and effectively, we will be compiling an email distribution list and ask that those residents who were sent a letter, return it as soon as possible to PPM via the self-addressed-stamped envelope.

If you're uncertain regarding your email address on file, please send a note to [info@ppmral.net](mailto:info@ppmral.net) or call (919) 848-4911.



## Parking

We've been working on a parking policy for some time and were slightly delayed due to the numerous other activities mentioned throughout this newsletter. None-the-less, the Board has approved a long-overdue parking policy which is in alignment with the original Covenants.

As a homeowner, you are allocated four spots – two in your garage, and two in your driveway. Per Section 2.15 of the Rules and Architectural Guidelines, residents are not allowed to park vehicles in the private streets. These streets are simply too narrow, therefore causing blind spots and a potential safety concern. Sugarbush Road is a public road where vehicles may alternatively be kept overnight and over weekends.

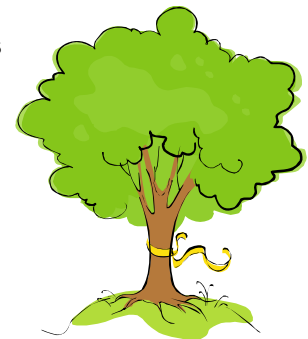
Although no community parking unfortunately was planned as part of the design, the Board will be working with a contractor to designate limited guest parking. As we still have been receiving numerous complaints regarding parking, we will also be forced to stencil curbs, monitor resident vehicles using guest parking, and remove vehicles that are either parked alongside private roads or improperly within a driveway.

## Landscaping

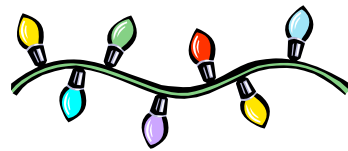
Hopefully you've seen a change in our common areas over the past months. After interviewing multiple landscaping companies and reviewing their quotes, we've signed a contract with Brickman and transitioned to them in September.

One of the first items was to repair our irrigation system, which unbeknownst to the Board, had broken heads, multiple leaks, and erratic timing. Over the past couple of weeks, hopefully you've noticed the following community improvements:

- Accent lighting along the Sugarbush retaining wall that defines our community
- Foliage modified at the main entrance to beautify the area and reveal our sign
- Crape Myrtles added to the rear entrance island alongside some transplanted rose bushes
- The corner of Laurelcherry redesigned to offer a better welcome
- A continued replacement of shrubbery which was part of the original build plan, but didn't survive the summer heat



## Reminder: Seasonal Decorations



The winter holiday season is upon us and many residents will choose to celebrate with home decorations. Per the covenants, we remind everyone that reasonable seasonal holiday decorations within good taste are pre-approved from Thanksgiving through the 15th of January. All lights, window decorations, and exterior ornaments will need to be removed after this point.



## New Pet Stations Purchased

Our lonely pet station just wasn't cutting it and neither landscaping company would commit to regularly maintaining. We therefore have purchased three new bag-only pet stations and will be installing them over the next few weeks. Again, should your pet have an accident within our common areas, we ask that you utilize these stations and dispose of the waste in your trash receptacle.

## Reminder: Trash Bins

We've noticed some creative storage of the big green rubbish containers around our community. As a reminder, the bins are required to be kept in your garage except on collection days. If you are going to be traveling, please work with a neighbor to remove your container from the curb. Should the Board notice these containers regularly being stored outside, we will contact the city of Raleigh to have them picked up and would really dislike invoking fines.



## For Sale Signs

The Board has agreed for the time-being to allow curb for-sale signs (versus being required to only post them in second story windows). Not allowed though under any circumstances are "leading signs" at our entrances or anywhere within the community. Upon discovery, these signs will immediately be disposed of.

## Contact?

PPM remains your first point of contact for many issues concerning the community such as landscaping, common areas, and neighbors:

P.P.M., Inc.  
(Professional Property Management)  
6739 Falls of Neuse Rd.  
Raleigh, NC 27615  
Office: (919) 848-4911  
Email: [info@ppmral.net](mailto:info@ppmral.net)  
Web: [www.ppmral.com](http://www.ppmral.com)

Keep in mind that issues regarding your home should still be addressed by calling Pulte Customer Service at: 919-816-1170.

P.P.M., Inc.

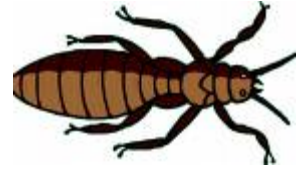
6739 Falls of Neuse Rd.

Raleigh, NC 27615

(919) 848-4911

## Community Termite Control

The Board has also negotiated a new contract with Kil Mor pest control at a much better rate for the same services as our legacy provider. As a homeowner, you should know that the expense for general termite control is covered by your HOA dues and our service inspects/re-treats the home exteriors annually. Although other letters and phone calls may offer residents independent pest control services, know that Kil Mor is currently protecting your home from termites.



*Don't forget, we're on  
the web:*

**www.  
townesatcrabtree.  
com**



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