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The Townes at Crabtree



The TOWNES AT CRABTREE PRESS

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www.TownesatCrabtree.com

Autumn HOA Update

NEWS OF THE QUARTER:

The management for the HOA will be conducting a walk-around inspection to check for various issues like siding that needs to be powerwashed, shutters that need to be painted, and many other issues.

If you need a vendor recommendation for a deck repair, you may try Carrington Contracting at 919.471.1076. If you need a recommendation for gutter cleaning, we recommend Dunamis at 758-2977.

Proudly managed by:

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AT THE ROOT OF
GREAT COMMUNITIES

As stated in the last newsletter, the Board is focusing on several things that were requested and discussed at the annual meeting.

The first issue was that the Board wanted to focus more on communication. This newsletter is one piece, the website is another, and the new message boards by the mailboxes are yet another. Remember that if you have a reminder that you'd like the HOA to post, you can send the request to crystal@ppmral.com.

Another issue is not going as successfully. The Board wanted to establish a pet committee, but that will require volunteers from the neighborhood. We sent a call for volunteers in the last newsletter, but did not get a response. If you are interested in helping to form

the pet policies of the association, please send an e-mail to Crystal at crystal@ppmral.com stating you'd like to volunteer. We need you!

We wanted to remind people that the guest parking is for short-term guests only. It cannot be used by residents or by guests who frequently stay the night. The HOA has been sending letters to those residents who are utilizing the guest parking, but if you notice a vehicle that is abusing the guest spaces, please send the license plate number to PPM.

Don't forget to utilize the HOA website. It's new and improved! You can visit it at www.TownesatCrabtree.com. You should check the "news" page frequently. If you have suggestions for an addition to the website, please let us know! Thank you!

Important: If you did not first receive this newsletter via e-mail, your e-mail address is not on file with the HOA! Please send your street address and e-mail address to Crystal@ppmral.com to be added. Don't delay, as not all information will be mailed and you may miss important notices! Also, please frequently check the association's website at www.TownesatCrabtree.com!

FIVE Community Watch Tips

VISIT US TODAY AT:
RegencyCommunities.com

- Meet your neighbors! You can't watch out for one another if you haven't met.
- Lights and security systems are your friends & a burglar's enemies.
- Keep your cars locked (preferably inside the garage) and don't leave ipods, GPS units, etc. in view.
- Keep the police non-emergency number in your phone and on your fridge. Report suspicious activity to 996-3335.
- Keep up to date with the Raleigh Police Dept. at www.raleighnc.gov (click departments: Police)



Contact committee chairs today to offer a hand!



MOVIE NIGHT!



As you're aware, the movie night had to be rescheduled due to rain. Come out and join us on October 14 at 7:15 PM for popcorn, soda, and a movie with your neighbors. We'll be in the courtyard under the stars viewing a 25 foot tall inflatable screen. The movie selection is SOURCE CODE (Rated PG 13).

Feel free to BYOB, but you must take home everything you bring, including litter and bottles. We recommend bringing blankets or camp chairs to make your night most enjoyable.

Hope to see you there!

LOCAL HAPPENINGS

♠ North Carolina Museum of Art - 2110 Blue Ridge Rd., Raleigh, NC 27607
Mirror Image presents women, from youth to old age, in painting, video, photography, and sculpture from the 1970s through the present. On display through November 27.

♠ Durham Performing Arts Center - 123 Vivian St, Durham, NC 27701
Rock of Ages: It's the five-time Tony® Award-nominated smash-hit musical ROCK OF AGES! It's a hilarious, feel-good love story. ROCK OF AGES features the greatest songs of the '80s. Oct 25 - 30, 2011



♠ Contemporary Art Museum - 409 W. Martin St., Raleigh, NC 27603
CAM Raleigh's newest feature exhibition, Deep Surface: Contemporary Ornament and Pattern opens September 24, 2011. It is the first major exhibition to examine the re-emergence of ornament and pattern over the last 15 years.

♠ North Carolina Museum of History - 5 E. Edenton St., Raleigh, NC 27601
Exhibit: A Call to Arms: A look at North Carolina's military heritage from the American Revolution to the Iraq War.

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Have suggestions for future editions of our newsletter? Contact us!

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Critical Component: Insurance - Ours and Yours

Of the many things your association assessment pays for, insurance is one of the most important. Association governing documents and state law require the association board to purchase adequate common area insurance as part of a comprehensive risk-management program.

Our association has two types of commercial insurance coverage—property and liability. Property insurance covers loss of or damage to any common structures or physical common property (like the entrance monuments) caused by fire, flood, storms or other natural events.

Liability insurance covers losses that would result if someone took legal action against the association for an injury, financial loss or other type of damage. For example, one important type of liability insurance, called Directors' and Officers' insurance, covers volunteers like board and committee members so they're not jeopardizing their personal assets to serve the association.

The association's insurance does not cover owners or residents, their homes or belongings. Each member should have his or her own insurance policy. If you need information about homeowners insurance, talk to a licensed insurance agent who specializes in homeowners associations. Or you may want to talk to the association's insurance provider; this person will know exactly where the association's master policy coverage ends and where yours should begin. This prevents you from over or under insuring yourself and your property. We encourage you to be certain that you have adequate coverage for your home, contents, and liability.

The association's insurance policy is through Nationwide (the Dan Crocker office) and they can be reached at 919-460-6145.

Welcome new homeowners to The Townes at Crabtree:

The Yahyapour family on Laurelcherry! Please take a moment to introduce yourself to our new neighbors and make them feel right at home!



PET COMMITTEE

Ours is a community of pet lovers. We have a high percentage of residents with dogs and, perhaps not coincidentally, our highest volume of complaint calls is regarding pets. The HOA plans to address this in a few different ways: First, by sending rule reminders, we hope that the frequency of incidents will decrease. Secondly, by alerting people to the fact that many of these issues are best handled by Raleigh Animal Control, we hope that those rare offenders who flout County leash or pick up laws will be handled by the appropriate authorities.

But the best method is an all-inclusive one that takes the opinions and suggestions of the residents into account. That is why at the annual meeting, Rodney-Daryl Jones, the president of the Board of Directors, announced that the HOA would form a new committee - one that would focus on pets: rules, issues, complaints, and new policies.

We encourage you to be involved in your community. To sign up for the pet committee, please contact Crystal@ppmral.com and provide your e-mail address and phone number. 5 members will be appointed to review pet issues, report to the Board, and suggest policies or solutions to help lessen the number of unpleasant pet-related experiences in the neighborhood.

Don't forget that if pets aren't your main interest, but you want to help improve the community, we also have a landscaping committee, a social committee, and soon we may form a communication or bulletin board committee. If you have an idea or want to get involved, contact us. Don't be shy! Your neighborhood needs your input!

Rule Reminders

Rule Reminders

1. ARC approval is needed before exterior modifications can be implemented.
2. Guest parking is for short-term guests, not residents or guests who often stay overnight.
3. Street parking is not allowed.
4. The speed limit is 14. *Yes, fourteen.*
5. Dogs: leashes and pick up bags! :)
6. Store garbage & recycle bins out of sight except on pick up day.
7. Don't store items on front porches.
8. Practice careful fire safety at all times, especially when dealing with grills or cigarettes.
9. All rules are important! Read the full covenants at townesatcrabtree.com!

Fall Home Maintenance Tips

After the leaves fall, you'll want to be ready to remove them from your gutters. A great tip is to get on a recurring schedule with a handyman. If you're a do-it-yourself type, mark your calendar or set up a recurring task on your Outlook calendar. If you find yourself forgetting to do this or simply not having the time to deal with gutters, the easiest solution is to install gutter guards. The HOA recommends the Gutter Glove Ultra (1-866-954-4462) or Leaf Defier (919-217-2551) system.

Fall in North Carolina may have great weather, so it's easy to forget that winter is coming. Be at the ready by scheduling a tune up of your heating system each fall. Many heating and air companies offer a discount for those who have spring and fall inspections pre-scheduled. This is a great way to make sure you remember to undertake these tasks.

The association's engineer provided important information recently about decks in the community. Be sure you've had yours checked and that you're 100% satisfied and comfortable with the safety of your deck. No one wants to risk an accident or damage to your home!

Fall is a great time to have a look at your siding and patio. Are they in good condition? Are they stained? Do they show signs of mold or mildew? It might be time to schedule a powerwasher. If you need a recommendation, the HOA has used Dunamis Powerwashing before to great results. Ellis McCoy with Dunamis can be reached at 919-758-2977.