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The Townes at Crabtree



The
TOWNES AT
CRABTREE PRESS

● Volume 5 | ● Issue 1 | ● 3rd Quarter 2011

www.TownesatCrabtree.com

Summer HOA Update

NEWS OF THE QUARTER:

The association has hired an engineer to evaluate some suspected safety issues with the decks. The report should be available soon and will be shared with all owners.

Note that the HOA does not repair or maintain decks, but wants to help ensure owners have the information they need in order to keep their homes as safe as possible.

If you need a vendor recommendation for an immediate repair, you may try Carrington Contracting at 919.471.1076.

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AT THE ROOT OF
GREAT COMMUNITIES

The association's annual meeting was held on Tuesday, May 24. Thank you to everyone who attended! The draft minutes are posted on our association website and will be approved at the next annual meeting.

The main order of business was to perform Board elections. The Board members elected were: Rodney-Daryl Jones, David Thoma, Karen Hoffman, Gayle Ray, & Mike Sanders.

The Board is currently working on replacing mulch, re-doing the flowers at the entrance signs, adding a fountain and minnows to the pond to reduce mosquitos, investigating additional lighting, adding bulletin boards near the mailboxes, adding benches in the neighborhood, re-doing the newsletter and website, and looking into a possible roof for the mailboxes.

The Board announced the goals that the HOA accomplished in the last year. Those included:

- Passing the document amendment that allowed the HOA to take responsibility for roof replacement, rail painting, and which also allowed for staggered Board terms.
- A total overhaul of the BMP (stormwater retention pond) in which the association garnered praise from the City of Raleigh.
- Adding additional dog stations and hiring a company to empty bins and refill bags weekly.
- Changing all pine straw to mulch in advance of the City's requirement to do so for fire safety reasons.
- Hiring an engineer to repair the drainage problem that led to standing water and washed away mulch.
- Completing the gutter and window "group rate deal" this past winter.

Important: Many of you signed up with PPM to be on the PPM distribution list. However, many of you still have not. In order not to miss any important correspondence, please ensure you provide your e-mail address and street address to PPM at Crystal@ppmral.com. Also, please frequently check the association's website at www.TownesatCrabtree.com!

FIVE

Notes for Absentee Property Owners

VISIT US TODAY AT:
TownesatCrabtree.com

- Provide tenants with the covenants and add compliance to your lease.
- Provide PPM with contact info for both you and your tenant, and keep it updated at all times.
- Owners should continue to check the HOA website in order to stay informed.
- Have a plan in place to regularly inspect the property to ensure the required maintenance is being performed.
- If you use a rental property management firm, provide their contact information to PPM as well.



Contact committee chairs today to offer a hand!

COMMUNICATION IS KEY TO COMMUNITY

One of the Board's main goals for 2011 is to increase communication. They know that when we know our neighbors, the community is safer and more pleasant for all.

The first step was a total re-do of the association's website. Please visit it today. Click "contact" and let us know what we should add or change and we'll be glad to take your recommendations into account. Step two is more frequent newsletters with information the community members need and want. As you can see, we're starting immediately.

Next, you will soon see bulletin boards going up near the mailboxes. Important and timely news will be posted here. You may also contact the Board if you have a notice you'd like to post and they will consider your proposal. Additionally, you'll see benches being added throughout the common areas. Just three to start, in addition to the two already at the dog park, but there will be more added if there is a demand. Benches encourage people to be outside and chat with their neighbors.

Have you gotten to know your neighbors? One great way to start is to attend the upcoming HOA social discussed on page 3. Another way is to just knock on their doors and say hello and trade e-mail addresses. Know your neighbors, watch out for them, and they'll watch out for you.

If you have recommendations for further ways the neighborhood might be enhanced, please contact PPM. All suggestions will be provided to the Board for consideration and a vote if necessary. Thank you.



The
Townes at
Crabtree Press

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

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T@C CASINO NIGHT SOCIAL!

MARK YOUR CALENDARS FOR THE *Second Annual*

TOWNES AT CRABTREE CASINO NIGHT ON
FRIDAY, JUNE 17!

Time

7 PM - 10 PM



Location:

COMMUNITY
COURTYARD

COME TRY YOUR HAND AT BLACK JACK, CRAPS OR
ROULETTE. HORS D'OEUVRES & NON-ALCOHOLIC
BEVERAGES WILL BE PROVIDED. BYOB!

Come meet your neighbors!

All residents are invited to our casino night! It was a great event last time, but due to chilly weather and a date that was inconvenient for some, it turned out to not have a large turnout.

We've set another event for a warm summer evening and hope everyone will at least stop by for a few minutes. Come try the great food and play a game or two! Get to know your neighbors!

Please also save the date for the association's fall social event; MOVIE NIGHT! Again, we will have the giant 25 foot inflatable screen. The movie choice will be posted on the website as the date nears.

For now, please save the date to your blackberries and your Outlook calendars! Friday, September 23 at 7:15 PM in the community courtyard. Can't wait to see you all there!

Welcome new homeowners to The Townes at Crabtree:

The Bauchmans on Mifflin Street & The Leet Family on Laurelcherry Street! 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!

Top 10 Rule Reminders

To keep the neighborhood pleasant, attractive, and marketable, the association has a number of rules. Because we know some folks do not read the full covenants (although we recommend it highly, and they're posted online on the HOA's website at <http://www.townesatcrabtree.com>), we wanted to take an opportunity to provide you with a short "top rules" list. Please note that owners are responsible for following all of the covenants, not just those listed on this sheet.

Our hope is that by making this simple, those rules which are currently being broken can come under control, therefore improving the neighborhood for everyone. Like other rules in the covenants, if these rules are broken, the owner will receive sanctions ranging from a violation letter to a due process hearing (which can result in fines of up to \$100 per incident). If you witness a neighbor breaking these rules, please report them immediately to PPM (or, if the violation is a police or animal control matter, please report to the appropriate authorities). We appreciate your help and efforts in keeping the neighborhood a great place to live and improving it each year!

1. Each homeowner is obligated to immediately notify PPM if they have a change of mailing address, a change of tenant, or a change in property management. **Owners are obligated to provide PPM with contact information** (including for any tenants) and to keep it up to date at all times. Owners, whether resident or absentee, are responsible for their unit, assessments, and tenants. Owners who rent their units must stipulate in their lease agreements that the tenants will comply with the rules and covenants of the association and provide them with a copy (or the website link).
2. Prior to making any exterior change (patios, trees, etc.), **you must first receive written approval from the Architectural Committee**. The guidelines and application are available on our website.
3. **Assessments are due on the first day of every month**. Each month in which you have any unpaid balance as of the last day of the month, your account will be assessed a late fee of \$10. This late fee will not be waived.
4. **Garbage bins** may not be stored at the front or side of your home, in front of the garage, in the street, or on your porch. They must be stored in your garage or on your back patio out of view from the street. You may place them in the street no earlier than the evening before pick up day. You must remove them to the proper storage location no later than sun up the morning after pick up day, preferably earlier.
5. The **guest parking spaces** are for short-term guests. They may not be used by owners or guests that frequently stay over.
6. Inoperable, unlicensed, or unregistered vehicles may not be parked in the neighborhood at all. **Trailers, boats, RVs, etc.** are also not allowed to be parked in the neighborhood.
7. **Dogs must be on a leash at all times** except when inside the enclosed dog park. We do recommend that dogs in the dog park have a collar with identification and proof of rabies vaccination. Dogs in heat should not enter the dog park, as this causes fights and dangerous situations. Dogs may not be put outside unattended on a tie-out or left unattended on a deck or patio at any time. Dogs absolutely may not be left unattended at the dog park.
8. Every single time, without exception, that a dog leaves waste, **the owner must pick up** after it and immediately dispose of the waste in the trash bins. This is true inside the dog park or anywhere else in the neighborhood (or in Wake County, as it's also a county ordinance). Dog waste must not be left on the grounds or disposed of in the storm sewer grates (which flow directly, untreated, into Falls Lake, which is the source of much of the city's drinking water). If you witness any of your neighbors violating this policy, report it to PPM with the person's name, address, and description. We do receive these calls, so be aware that your neighbors see you when you think they do not. The HOA has provided multiple pet waste stations for your convenience.
9. **Front porches may not be used for storage**. Porch furniture, well-kept plants, etc. are acceptable, but trash, storage bins, toys, bikes, plastic items, etc. are not. If you are unsure as to whether your item is acceptable, please call PPM or apply for architectural approval.
10. **Fire safety is important** for you and your neighbors. Keep your smoke and fire detectors serviced and operational. Please take special care in using grills – ensure you're an adequate distance away from the structure. Please do not discard cigarette butts into the landscaping. These and other fire hazards should be avoided. In townhome communities, your neighbors' safety practices can greatly affect your safety and your home. Each resident must be diligent.



THANK YOU FOR YOUR COOPERATION!