

The Townes @ Crabtree PRESS

Timely News by and for our Residents

Fall 2010

Welcome to our first edition of the Townes at Crabtree Press! This newsletter was created to keep you in the loop of what's happening in and around your community, keep everyone up to date on the latest covenants and to get to know your neighbors a little better. We hope you enjoy it. - *The Board of Directors & PPM*



SURPRISE IN THE GRASS

by *Ethan Chappell*

Two weeks ago my home and serenity was forever changed by the adoption of a new puppy. Our half boxer, half golden retriever, "Martha," is now the center of my universe. My spare time is now occupied with staying one step ahead of those puppy teeth. In addition to dealing with the constant threat of random object destruction, I am working to develop the near sixth sense that lets a puppy owner know when it's potty time. Living in a townhouse (townhome association) and potty training a new puppy is not without its challenges.

Growing up in rural central Texas, the dogs of my childhood lived on the porch and in the dog house. They came in the house every 5 years or so when we got a bad winter storm or every couple of years when one would get bitten by a snake. Once the storm broke or the wound healed it was back outside for the canine members of the family. Things are much different in the city. Martha will spend most of her days in the house waiting for us to come home. In fact, she will have to be leashed every time she leaves the house. After all, it is the law. Also, in keeping with the law and the rules of our Association, Martha's owners will have to pick up after her whenever nature calls or risk incurring a steep financial penalty. If only she understood what we do for her, perhaps she (and her teeth) would go easier on our sneakers.

As a country boy whose dogs always roamed free and took care to do their business far from the house, these legalities are admittedly a bit foreign to me. While at first I was upset by the notion of running around behind my pooch like so many of the stick figures in my neighborhood signs, I do not appreciate it when my shoe finds a surprise left behind by a less than responsible urban dog owner. This is not even, however distasteful, the biggest problem. The biggest or smallest problems, as the case may be, come in the form of the tiny microbes that can be present in the substance now

attached to our favorite slippers - microbes that are "free to move about the country." Obviously, we are the transportation for these microbes as we unwittingly track up the carpet or the floor board of the truck. After a ground deposit from one of our precious pets, one good rain can make those little hitch hikers mobile. Carried by water, they go where all water goes... downhill. In no time, rain and irrigation water can carry fecal contaminants to our storm water ponds, creeks and streams, lakes and yes, even our drinking water reservoirs.

Last week, my beloved puppy was diagnosed with Giardiasis, "an infection of the intestines caused by the parasite *Giardia lamblia*. If you have spent any time in the back country or a foreign country you may know this often water born menace. According to the Division of Parasitic Disease at the Centers for Disease Control, *Giardia intestinalis* or *lamblia*, has become commonly recognized during the past 20 years as a cause of water born disease in the United States. It is found in every region of the country and throughout the world. Symptoms include upset stomach, cramps, nausea, diarrhea, and a host of additional complications that can last up to 6 weeks. *Giardia*, like *E. coli* and other fecal coliforms are most suited to the intestines of mammals,



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Cont. on p. 2

NEIGHBORHOOD GROUP GUTTER DEAL

The association has again obtained bids to offer the homeowners a deal for gutter cleaning and window washing. This year, powerwashing and sealing of decks is also an option. Due to the volume, you can get a good deal on commonly required maintenance items.

Remember to fill out the form and return it by October 29. The forms are available on the association's website and will also be mailed and e-mailed to the homeowners. If you're not on our e-mail list, now is a great time to sign up. Simply send your street address and e-mail address to Crystal@ppmral.com and ask to be added.

A sign up sheet is included in this newsletter for several services you may need around your home. This is due to popular demand, as the program offered last year was well-received. The association has contacted vendors to arrange a "groupon"-style (group discount) offer. The offers include an offer from GutterGlove: the Gutter Guards that received the highest rating of all those tested by Consumer Reports Magazine in the September 2010 issue. The Board carefully researched multiple styles of gutter guards to be able to provide the best recommendation to you. Also, there are multiple offers from CertaPro painting for gutter cleaning, window washing, and deck powerwashing and sealing. See the signup sheet enclosed and return it no later than October 22 to join in the association discounts. Please note that the prices provided to you are the prices quoted from the vendor. Neither the HOA nor the management company is charging any additional fee for setting this up or administrating it. So if you're interested, remember to send your form in as soon as possible!

2

Important Insurance Information

At the last annual meeting, the association members voted to amend the legal documents. The changes allow for staggered board terms and make the association responsible for roof replacement and handrail painting. Bids are being obtained for the latter right now. In the meantime, the insurance agent for the community has a reminder regarding your homeowners insurance. If you have questions, please consult your insurance agent at your earliest convenience.

"It should be understood that a claim for damage sustained to the roof is still to be covered by an owner's HO-3 policy rather than by the funds of the association, as all the association is doing is collecting funds that will eventually be used to pay for a new roof. This will be done at the time the roof must be replaced due to the roof being worn out due to the natural aging process. It must be understood by all owners that



the association is NOT insuring the roof against loss from trees falling on the roof or hail damaging the roof or ALL other accidental losses that are covered by the owner's HO-3 policy."

SURPRISE, CONT.

but can survive quite well in other environments for some time. This is, of course, how they are transmitted and how Martha was infected.

Known as "beaver fever" in some circles, giardia can be present in both wild populations and domestic animals. In many cases giardia does not present symptoms. This makes it very difficult to control. The best prevention techniques for humans are water filtration with a filter specifically approved for giardia, like the Lifesaver products (featured on our website, www.virginialakemanagement.com), or boiling water before drinking it. Care must be taken to wash vegetables and good hand washing techniques can also prevent contamination. In addition to these practices, cleaning up pet waste at home and in public places is the best way to minimize our individual impacts.

With threats like giardia lurking in our neighborhoods, it is imperative that we do the right thing. Picking up after our pets is not just some pleasant way to share the spaces we all love. It is a civic responsibility. We must do all we can to protect our four legged and bipedal friends from the spread of parasitic organisms. While puppies may never stop chewing our sneakers we can stop the unwanted surprises stuck to the bottom of them. I am reminded of a poster from a recent water quality conference...

"If you don't like picking up dog poop...try drinking it!"

Ethan Chappell is an Aquatic Specialist with Virginia Lake Management Company. Serving VA, NC, PA, DE, MD, WV, NJ & NY, Virginia Lake Management is a full service lake and pond management company offering a full array of aquatic services. www.virginialakemanagement.com

MEET YOUR TT@C NEIGHBORS - EVAN & WHITNEY WAGGONER



EVAN AND WHITNEY

1. WHAT ARE YOUR JOBS AND HOBBIES?

Evan works for a credit card processing company, United Bank Card, as an Inside Sales Manager. I work for Blackboard, in inside sales and marketing. Evan and I both enjoy traveling and enjoying time with our friends and family. Evan recently traveled to Spain over the summer to run with the bulls!

2. WHAT IS THE MOST EXCITING THING GOING ON IN YOUR LIVES RIGHT NOW?

Evan and I are expecting our first baby on December 26! We're so excited. It's a boy, and his name will be Benjamin "Ben" Evan Waggoner. We celebrate our two-year wedding anniversary on September 6. It's been a wonderful year for us, we feel so lucky and blessed.

3. WHAT BROUGHT YOU TO TOWNES AT CRABTREE?

Funny story- we actually didn't look at many (ok, any) other homes before making the decision to move to Townes at Crabtree. Over Christmas 2007 we drove through the neighborhood and fell in love. After looking at the model we decided to make an offer on our house and moved in early March 2008.

4. WHAT IS THE BEST THING ABOUT TOWNES AT CRABTREE?

Overall we really love the location. Whitney has family in Raleigh who live close-by. We're both pretty close to our offices as well, which makes it easy to run home and take the dogs out at lunch. We also have enjoyed getting to know our neighbors. Because the neighborhood is very family/kid friendly, we are looking forward to baby Ben spending at least his first few years here.

5. WHAT WOULD YOU CHANGE ABOUT TOWNES AT CRABTREE, GIVEN A MAGIC WAND?

We would both like to see more visitor parking spaces, or at least a less strict parking policy. We both think it's a little stressful when having family and friends over to have to coordinate your parking plans. In our area of the neighborhood there is a very limited area for your guests to park (unless you direct them to the Marriott or Embassy Suites parking lot) which we feel is a hassle. Other than that, we are very happy here and have no complaints.

6. BEST OF THE BEST

Your thoughts and ratings on the 3 best vendors or stores or restaurants for the discerning Townes at Crabtree resident:

- La Rancherita beside Best Buy. Everything on the menu is awesome, the staff is awesome, and it is very accessible.
- Assiagio's - the delivery guy probably feels like he shouldn't even knock anymore.
- Crabtree Valley Mall, it has everything except a Cinnabon and trust me this is important to Whitney.

SPEEDING

If you speed in the neighborhood, please know that your neighbors are watching and reporting you. It is dangerous and we get many complaints. Will the

5 seconds you've saved be worth it if you hurt someone's child? Observe the posted speed limit in the neighborhood and remember not to allow your vehicle to wander toward the middle of the road, especially when rounding curves.



COVENANTS CORNER

Architectural Approval Needed

Lately, the association has been dealing with several changes made to properties without architectural approval. Remember that any change to the exterior of your home requires written approval before you may begin. This includes the staining of decks. You may add a clear water seal without an application, but any stain or color requires approval. The Board is considering creating a palette of pre-approved colors.

For now, please remember to keep submitting those forms to avoid having to change something later. The forms are available 24/7 at <http://townesatcrabtree.com>.

As you could probably guess by our choice of cover story, the most frequent complaints we get relates to dog waste. People sometimes don't pick it up, or they let their dogs go out without a leash, or they even toss their baggies into the storm sewer! Please note all of these are illegal- not just against HOA covenants, but illegal in Raleigh. It is important that we all respect our neighbors and ensuring we curb our animals and adhere strictly to all animal control policies is a wonderful way to do it! Thank you for all your work and effort at keeping our neighborhood great!





AT THE ROOT OF GREAT COMMUNITIES

Management Company Contact:
Crystal Whittenton

919-848-4911 / Crystal@ppmral.com

YOUR COMMUNITY WEBSITE

<http://townesatcrabtree.com/>



BMP UPDATE

What's a BMP? Well, oddly, it stands for "Best Maintenance Practice," but it means that ugly stormwater retention pond in the neighborhood. At transition from developer control, the association was left with no way to access the BMP in order to complete the required maintenance. One path was not able to be used because it was a protected buffer area. The path that was approved and shown on our plans and kept on file with the Department of Water Quality was inaccessible because the developer later added a 30+ foot high retaining wall there. To perform maintenance on the BMP using that area, the HOA would have to hire a crane to drop equipment down into the pond! The expense incurred would be ridiculous. After pleading our case with the city and sending some attorneys after the developer, the saga is coming to a conclusion. The HOA has now been granted special permission to place a mulch path through the protected buffer solely for the purpose of maintaining the stormwater pond. The logic behind this rare exception is that the environmental impact of not maintaining the pond would be greater than a mulch path in the buffer. Soon you will see the required maintenance at the pond. It will always be a stormwater pond, as required, so while it may not be beautiful, it will at least look as intended. The process was not short nor was it easy, nor is it completely finished! However, it is well worth it and soon the area will be as it was always planned. We greatly appreciate everyone's enormous patience as we sorted through the massive red tape on this issue.