

Issue  
**02**  
July 2008



# The Townes at Crabtree

## *A Reminder on Policies*

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

Hello again everyone. We hope that you enjoyed and found the first edition of our newsletter useful. Please don't forget to check out the website at [www.townesatcrabtree.com](http://www.townesatcrabtree.com) where you'll find helpful resources and the latest news.

Developing policies that fit for the community is not an easy task, but thankfully Pulte/PPM has offered each resident both the "Rules and Architectural Guidelines" as well as the "Declaration of Covenants" upon homeowner closing. These documents have been uploaded to the website for your convenience.

Living in close proximity is great for neighboring, but also means that we need to be extra sensitive with our habits. Included in this newsletter are a few reminders of hot topics on which residents have contacted us.

Chad Eckhardt,  
President

## **Complaints**

Even though the association has officially transferred to the homeowners, PPM will still remain 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.

# Cables

During the walkthrough with Pulte the other week, many TV and telephone cables were found unburied in backyards.

Please check your lot for these and call the utility to inform them that the cable needs to be buried. It is ultimately their responsibility.

We'll be conducting another walkthrough within a couple weeks and will be otherwise forced to have the cable buried and landscaping replaced at the homeowners direct expense.



# Parking

This subject will certainly require additional work over the next month and the Board will follow-up with further guidance on acceptable overflow and guest parking locations.

We spoke with Pulte representatives at the annual meeting in January regarding the design of the community. 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**.

On the rare occasion of overflow guest parking, vehicles may be left curbside for up to 24 hours (typically overnight). Sugarbush Road is a public road where vehicles may alternatively be kept for longer periods, such as the weekend.

We don't want to litter the community with painted curbs or signs, threaten to tow vehicles, or encounter safety hazards due to parked cars. Please help us control.

# Pets

We are very delighted that you may enjoy the accompaniment of a pet in your home. The Declaration of Covenants, Section 5.7 offers excellent detail on pet conduct and proper waste disposal. Let us offer some reminders though.



When walking your pet in the community, it should be on a reasonable length leash at all times. The dog stations have been put in place to aid in waste disposal in the case that an accident does take place while walking. Keep in mind though that the shrubbery and landscaping is now ours and we need to keep it looking healthy. Neither the property tree line nor any common area is an appropriate bathroom. Also, loud and excessive noise simply cannot be tolerated in such a close community.

As a Board and fellow homeowner, we don't want to police animal behavior or introduce fines, so please work with everyone in keeping your pet under control. If you see someone else doing something irresponsible, ask them to stop! This is our community!

To help integrate pets into the neighborhood, in the next couple of months we've discussed looking into the possible development of a dog park where pet owners can be more liberated. More to come...

# Architectural Review

An architectural request can include anything from altering the exterior of the home to lighting and flower boxes, so it is better to check with the ARC first! The process and required form can be found quite simply by visiting our website, [www.townsatcrabtree.com](http://www.townsatcrabtree.com)



Through PPM, the Committee will review and respond back to PPM typically within less than 30 days. For more involved requests that require board participation, the requestor can expect a response within 60 days.

# Satellite Dishes



One reminder is that an ARC submittal is *encouraged* for installing a satellite dish on the exterior of the home. This will ensure that the HOA does not require you to move the satellite dish after installation. Although much more detail can be found in the Rules and Architectural Guidelines under section 2.1, some general rules to follow:

*Freestanding antenna/dishes (mounted on a pole anywhere on the lot) are **not** permitted. Dishes should be located only in the rear of the home and attached to the deck, rear wall, or rear roof as to not extend the eaves or ridgeline of the home.*

# Traffic & Safety



The speed limit on private roads in our community is **10 mph**. We ask that you keep this in mind as the Board doesn't want to spend valuable HOA money on cumbersome speed bumps or unsightly traffic signs. **Please just slow down your speed within the community.** Additionally, the Board plans to address the entrances to Sugarbush with the City of Raleigh.

# Umbrellas

As the summer weather is now upon us, we've seen a variety of patio umbrella's pop up on the community.

We ask of course that these selections are in good taste and blend into the community, since at this point we have opted not to standardize on acceptable colors.

*More importantly though, we ask that you lower your umbrella when it is not in use.*

Safety for the community is a high priority. Lowering them will help reduce the chance of both property damage and potential injuries should an unexpected wind occur.

P.P.M., Inc.

6739 Falls of Neuse Rd.

Raleigh, NC 27615

(919) 848-4911

## Refuse Containers

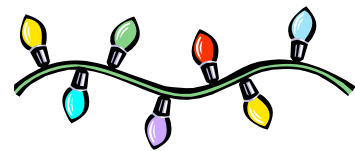


The big green containers are great for storing all our rubbish until pickup day, but are required to be kept in your garage except on collection days. If you are going to be traveling, please work with a neighbor to remove your container from the curb.

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

**[www.townesatcrabtree.com](http://www.townesatcrabtree.com)**

## Exterior Decorations



Seasonal holiday decorative lights are pre-approved from Thanksgiving through the 15<sup>th</sup> of January. We ask that after this period, the lights be removed. This includes window and lawn decorations. Other seasonal decorations, within reason, are approved two weeks prior to the event until two weeks after the event.



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