

**ARCHITECTURAL
REVIEW:
DON'T FORGET**

Many residents are either discussing or deciding to make improvements to the exterior of their homes. Keep in mind that an Architectural Review needs to take place for an exterior modification, even landscaping. The form can be found on our website and we are working to more effectively outline the application and approval process – remember, it's better to ask for permission than to face remodeling a second time.



THE TOWNES AT CRABTREE

A MESSAGE FROM THE PRESIDENT

With the warm summer months upon us, I hope that everyone is enjoying time with friends and taking an opportunity to relax. As always, the board is hard at work within the community. In mid March we held our annual meeting, where we covered much detail about both our 2008 accomplishments and our plans in for the upcoming year.

As discussed in the meeting, 2009 is the year that we both start to beautify the community and also ensure that financial stability long term. For instance, hopefully you've noticed some of the landscaping improvements that we've made thus far such as the accent lighting, signage, entrance beautification, and other various floral upgrades. Similar to our dog park, there are some more substantial plans being discussed – all within budget. Additionally, we've recently finalized a study on our financial reserves, which ties to future budgeting. This ensures that we are accruing wisely for any significant maintenance items and evaluates future spending.

Bottom line, hopefully you've realized that we're setting the groundwork for a flourishing and prosperous neighborhood. Please have a safe and enjoyable summer!

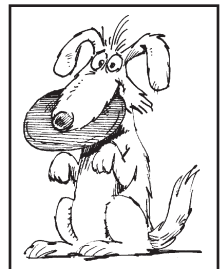
Chad

FIRST SOCIAL EVENT: OUR VERY OWN DOG NIGHT AT THE MOVIES PARK

Thanks so much for everyone who attended our first official community social event. On June 7, we hosted a wonderful turnout that enjoyed ice cream, popcorn, meeting neighbors, and Slumdog Millionaire on the big screen. A special thanks to our Social Committee (Ronda, Elizabeth, and Rachel) for all their efforts in pulling together this event! Keep your eyes open for another social this fall.



By now you've seen our announcements about the Dog Park and we hope all our pet owners are enjoying. Please utilize this space and limit your pets from stressing landscaping throughout the community. For example, the HOA spent a significant amount of money in early spring to refresh the pine straw in our common areas, and now within only 4 months, certain areas are already starting to show wear. Please help us get the most out of these expenditures.



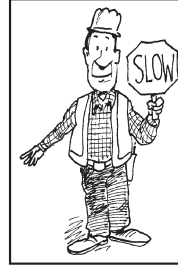


ADDENDUM TO PARKING POLICY

For those who may have missed our recent addendum regarding parking that was mailed mid June, please visit our website at www.townesatcrabtree.com. We thank all the residents who have put forth great effort to improve guest parking and even make alternate arrangements for their vehicles. There have been repeated serious safety issues in certain parts of the community though and the Board has been forced to adopt a zero-tolerance parking policy until the situation improves. The Townes at Crabtree has contracted with Ace Towing (919-821-2121) to make frequent and sporadic checks in the community. We apologize for this stern stance, but are very concerned about the recent near miss accidents, blind spots, and blocked access for emergency vehicles.

PLEASE SLOW DOWN IN THE COMMUNITY

Similarly, speeding has become an ignored issue from recent newsletters and announcements. We have received quotes for various forms of speed bumps and plan to implement



should we not see an improvement within the next month. Please keep in mind that you are responsible for your guests when they are driving through the Townes at Crabtree. Additionally, any vehicles found repeatedly speeding will be turned into the Raleigh Police Department.

LANDSCAPING COMMITTEE UPDATE

Our switch late last year to Brickman has really offered wonderful results to our both our core landscaping as well as our beatification. Along with our shrubs and trees, the turf has shown a significant progress from their state last summer. Brickman continues with a strong presence onsite and regularly monitors any foliage in poor health. We thank them for their exceptional service.

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