



Hi Neighbors,

It's that time of the year, the time we all look forward to, where the grey of winter disappears and the green of Spring reappears. During the January HOA Board meeting, the Rules and Regulations for our community were updated to better clarify the expectations of exterior modifications and upkeep of our homes. Please take a moment to review these updates, as the time to emerge from our homes and begin the spring cleaning and repairs are upon us!

Our warm weekends will begin very soon! Below are a few helpful Spring Checklist items you may want to consider for the exterior of your home to keep it looking its best!

- Clean your windows and screens.
 - Enjoy your beautiful view with a clean window and screen!

- Keep you Air Conditioner healthy and your home too!
 - Consider a spring service call and tune up for your A/C. Your local HVAC professionals will service your inside and exterior units to make sure they are clean are ready for the season. This may include replacing your air filter inside, evaluating the operating pressures, cleaning the inside cooling coils and inspection and cleaning of the exterior cooling units.

- Do a visual inspection of the exterior of your home and note the areas that need repair or cleaning.
 - Review your roof to look for missing shingles that may need replacing.
 - Does your roof have dark areas or black streaks? That's most likely mold and algae growth that can shorten the life of your roof.
 - Has siding come loose, been damaged over the winter, or missing?
 - With the few warm days recently, has your exterior siding, stucco, decks, or patio areas begin to grow black or green mold?
 - Check your gutters and down spouts to make sure they have not come loose. Review the areas where the water comes out of the down spouts, make sure the downspouts have extensions to move water away from your foundation to prevent any potential interior leaks, erosion or damage to your foundation.
 - Does your paint need touching-up or redoing? The warm Spring weather is great time to consider this task before the Summer heat begins.

- Review your yard and landscaping.
 - With our Bella Vista winds, do you have debris that has entered your yard that may need cleaning up?
 - Spring and Fall are the right times to consider reseeding and aeration of your yard for a greener fuller lawn.
 - Review your landscaping. Do you have dead shrubs or plants that need replacing?
 - Consider an appropriate weed and feed fertilizer to get rid of those annoying weeds and help promote Spring growth of your lawn.



- Look between the asphalt of the road and the concrete border of your yard. Do you have debris or grass clippings that need cleaning up before they potentially enter our drains and cause damage? Look for those weeds too! Weeds that may grow in these areas damage the asphalt and promote more weeds for you and your neighbors as their seeds blow or wash away.
- Run your exterior faucets.
 - If you covered your exterior faucets during the winter to protect them from freezing, uncover and test by letting them run for a couple of seconds. Once they are turned off, look for leaks or any damage that may have occurred around the faucet. It may be time to call a professional plumber.
- Decks and Patios
 - As mentioned previously, check your decks, patios and sidewalks for mold and algae growth. Remediate the mold and algae to prevent potential damage.
 - Is it time to look at re-painting or staining your deck? Winter weather can really wear on the wood and Trex decking.

Be sure to get any changes approved through the Landscape and Architecture form as you work on those Spring-cleaning updates! Attached is a copy for your reference.

P.S., while not an exterior spring-cleaning tip, but certainly an important reminder worth mentioning... Now is the time to replace the batteries in your smoke detectors! Please do not forget this important task!

Below is a list of Local Pro's who can help as recommended by many of you over time:

Pressure washing - <http://www.curbappealcentralpa.com> Pressure washing. Stephen Grunden

Yard services Grass Cutting, mulch, shrubs trimming, etc. Hass Landscaping - Jason Hass. 717.712.3206

Landscaping and Irrigation - Creative Exteriors <http://www.creativeexteriors.com/>

Misc. exterior repairs / handyman services - Handymanservicespa.com

Shrubs and Plants - Turkeyfoot Nursery / <http://www.turkeyfootnursery.com>

Yard lighting / Landscaping - Knutsen Landscaping, Inc. Office: 717.872.2500 knutsenlandscaping.com

Yard Fertilizer programs Organic and regular <https://www.gran-u-lawn.com/> 717.774.2892

HVAC AC Rimmer <https://www.acrimmer.com> or Zimmerman HVAC 717.697.3528

Electric - Radle Electric 717.761.4150

Plumbing - Cropf Brothers <http://www.cropfbrothers.com/>

We live in the best neighborhood in Central PA and it shows by how well everyone has so much pride in keeping their home exteriors and yards well-kept and maintained. It's a great feeling to take pride in ownership and keeping your home beautiful for yourself and others to enjoy. Keep up the great work!

Happy Spring to all!

