



HOMEOWNERS ASSOCIATION COMMUNITY UPDATE

July 2022



QUICK WORD

Welcome homeowners to summer with the July 4th holiday right around the corner. Yum, the thought of flame-kissed meats and veggies has us hungry.

As you get ready to head out for your holiday our Neighborhood Watch Lead has these tips to share with you.

5 simple ways to make your neighborhood safer:

1. Make friends with neighbors.
2. Exercise caution when out of town (don't post on social media).
3. Close windows and blinds at night.
4. Install a security system.
5. If you see something, say something.

We wish safe travels and an enjoyable holiday filled with family, laughter and good memories.

Landscaping Efforts

This quarter's spotlight is on our landscaping efforts. Our HOA President, Ricardo Stewart has been spearheading many efforts. See below for more details.

What has our HOA President, Ricardo Stewart, been doing behind the scenes so far this spring and summer?

1. Working with our irrigation contractor to ensure our sod is being watered on scheduled days. Our irrigation contractor, Rainfall Irrigation has been very helpful and responsive to the many requests received from the Board.
2. Working with our landscaping contractor to make sure our complex is being serviced weekly and ensuring it is receiving all the chemicals required to enhance its overall appearance to ensure we have a healthy landscape. There are many benefits to a healthy landscape, in fact, a beautifully landscaped property can make a significant difference for our neighborhood. It boosts curb appeal and property value, reduces stress and tension and has great environmental impacts. Redline Landscaping is our new contractor that started servicing our complex December 2021. So far, we are very happy with the services they are providing.

Note: There are still areas in our neighborhood that need landscaping improvements and will be placed on our project lists. (for example, some homes needs shrubs replaced in the front, some areas need improvements in the rear of homes, etc.)



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3. Coordinated landscaping improvements in three areas:

- New sod was recently installed at the first home as you enter the complex, also the common area to the side of this home received new grass as well! It was long overdue.
- New sod was recently installed in the common area next to another home in our neighborhood too. (This was a project started 2021).
- Drainage pipes in a common area were unclogged (this project was a carryover from 2021).

4. Working with a contractor to have the fencing replaced at the front of the complex behind Enterprise Car Rental. This project is a carryover from 2021 and is scheduled to be **replaced Saturday, July 9, 2022**. We are excited to get this fencing replaced.

NOTICES & OTHER GOOD STUFF

1. Rear gutters on homes – Our sincerest thanks to all the homeowners who have had rear gutters installed. We are still working toward resolving water drainage issues throughout the complex. If your home does not have a rear gutter please have one installed. A formal letter was sent in April explaining the need for rear gutters. If you would like the contact information for the contractors your neighbors have used, please send a note to bod.parktrail@gmail.com. **Disclaimer:** The HOA Board does not endorse any contractor(s).

Pet owners – Thank you for letting us know that a few of our doggy poo bag stations needed refills. This has been taken care of. Below is a snippet from the HOA Covenants Article VIII Restrictions Section 4 Animals if you were not aware:

“ No Owner or Occupant may keep, breed or maintain any pet for any commercial purpose. **Animals must be kept on a leash and be under the physical control of a responsible person at all times while outdoors.** Any feces left upon the common areas by an animal must be removed by the owner of the animal or the person responsible for the animal. No pet shall be permitted to be an annoyance to any residents or residents of any other townhome.”

2. On Street Parking – In accordance with our Covenants parking is limited to garages and driveways. We tolerate on street parking as needed on a limited basis and absolutely no overnight on street parking. There must always be enough room for emergency vehicles to move through the neighborhood day and night.

3. We are hoping to put a neighborhood event together at date is to be determined. Stay tuned for further details.