

Want to Avoid Violation Letters? - Read This!

Our UPA Manager conducts weekly inspections of the community based on the Association's Architectural Guidelines - a set of standards that were developed to help maintain a neat and orderly appearance. As the Board reviews the violation log each month, it's clear that there some problem areas that are clearly being ignored. ***The top 5 violations are***

Poor Lawn Care - Cutting your lawn (or weeds) every 2nd or 3rd week just isn't enough. If your yard looks shaggy and overgrown, if you don't trim (especially that strip next to the curb) or your flower beds are a mess, you'll get a citation! Also, blowing of grass clippings into the street sends them right down the drain into our Vortex systems which need to be pumped out when the debris level gets too high. This costs us \$1,500 each and we have 4. Help us conserve funds and pick up your clippings!

Trash Cans in the Open - Yes, they're big and they take up space - but, except for trash day, they should be out of sight – in the garage, behind the house or fence or shrubs. In other words, screened from view! This does NOT mean simply in front of the vehicles you park in the driveway. If they're visible on a non-trash day, you'll be cited!

Algae on Siding and Fences - If your Yellow siding or White fence appears **GREEN**, it's time to get them pressure washed. There are also some products available that you simply spray on and rinse off. Either way you go, the algae detracts from the appearance of your beautiful home. If you're past due for this semi-annual chore, you'll be cited!

Mailboxes - It's hard to believe that the Postal Service still delivers to some homes in our community because they really don't meet their standards! If your mailbox nearly falls over every time you touch it - it needs to be remounted. If the cover is falling off - it needs to be replaced. Those who have rusted, dangling or wobbling mailboxes will be cited!

Illegally Parked Trailers, RVs and" Other" Assorted Wheeled Vehicles - Check out ARB Article 14. We're not going to regurgitate it here but, in short, except for LIMITED periods, vehicles other than POVs are NOT to be kept in the open at any residence. This includes open or enclosed trailers that residents use for home businesses. And, unlicensed or apparently abandoned vehicles will be reported to the Suffolk Police.

Finally

It's important to remember that the Architectural standards are NOT intended to prevent anyone from living their life as they choose. They are, however, intended to make our community more attractive and help maintain our property values. Properties that appear "derelict" do not make people want to buy or rent a home here. Remember, when you moved here, you agreed to comply with the standards. Live up to them and remind your neighbors who don't. If YOU don't, WE WILL!