

## 11. LANDSCAPE 2006



**Irrigation:** The LPTA's first capital improvement, a sprinkler system, will be installed over a 3-year period to avoid any special assessments.

Underground Toro™ irrigation lines and surface sprinkler heads will follow installation of power and water meters. Lucas Lawn & Landscaping recommended that common areas in front of the Ryans and Beazers, facing heavily trafficked Faith Church, begin in 2006. Common areas between Society and York will follow in 2007. Areas in front of the Ryans around Creft are planned for 2008. Irrigation can extend the life of plants we have, and will give new plants and periodic turf seeding a better chance to establish.

**New Landscape Contract:** We upgraded to a 4-year maintenance contract with an irrigation program. Lucas's bid was more thorough and reasonably priced than bids from TexLawn and TruGreen. This is Lucas' 9<sup>th</sup> year with the LPTA.

**2006 Shrubs:** Over 185 new plants and shrubs will replace damaged plants and fill bare spots in our common areas. Some are climbing camellias along the Joshua Alley fence, knockout white roses and purple verbenas to replace damaged mahonias and goldmops around Beazers, and purple and white verbenas at the four neighborhood markers. Indian Hawthorns and burgundy lorapedliums will replace original azaleas that struggled in the heavy sunlight along Faith Church; \$2365 of plants included at no charge in the 4-year Lucas contract.



**Tree Watering:** If you have a tree that needs watering, call Kathy Wagner. LPTA owns four Treegators™ for owner use. A Treegator™ is a durable green sack that easily wraps around a tree trunk. Filled with water from a hose; the sack gradually drips to the roots with no wasteful runoff.





## 12. PREVENTIVE MAINTENANCE


P.M. rotation begins September 18 for Phase IV, the Beazer townhomes. *Watch for the flyer in your mailbox tube for the date work begins at your address.* Foreman's Painting Company will powerwash stained brick surfaces and railings. Foreman will repair damaged siding around the dormers, and wear to brickmolding and doorframes. Black railings will be repainted. NOTE: Residents are advised to remove personal entrance items: ornaments, flags, furniture, and hoses. You may wrap garden light fixtures and confine pets indoors during work hours. Foreman will take normal precautions to prevent overspray, but they need access to all exterior faces of your townhome.

*This PM will not include the surfaces enclosing Beazer COURTYARD PATIOS.* Patios are generally owner responsibility. If you do have exterior damage on the townhome or garage walls that face your patio, please report this to Henderson Properties. Access to the enclosed patios would require your being at home to permit worker access.

## 13. MANY THANKS

 **Henderson Properties** handles financial functions, maintenance, operations, and vendor bid-thru-contract fulfillment issues for us. Manager Dave Baer is also CAI certified.

 **Letha Fuller** championed a Welcome outreach to residents new in 2006. Call her if you arrived in 2006 and if she hasn't found you yet; she has a welcome gift for you. Residents are welcome to alert Letha of a recent move-in.

 **Resident Tom Holder** was a great help in verifying the accuracy of the bids for the Phase IV P.M. and will try to help us keep an eye on the work. **Please call HP if you have any concerns about the Beazer P.M.**

# Lake Park Townhome Association Established 1997

LPTA  
2006



Fact  
Sheet #4

## YOU ARE INVITED TO ATTEND ANNUAL MEETING & DINNER

- WHO:** All Townhome Owners & Townhome Residents
- WHEN:** Thursday, November 9, 2006  
6:30 pm – 8:00 pm
- WHERE:** Lake Park Community Center
- WHY:** **Official Annual Meeting**
- Bring or Mail Your Ballot
  - Hear 2007 Budget News
  - Meet Townhome Neighbors
  - Enjoy FREE Dinner
  - Elect New Board Members

## YOUR LPTA BOARD

<u>President</u>		<u>Building issues</u>
• Sandy Coughlin	2006-09*	882-9692
3825 Faith Church Road, Lake Park NC		
<u>Vice President</u>		<u>Landscape issues</u>
• Kathy Wagner	2004-07	426-9291
6017 Creft Circle, Lake Park NC		
<u>Secretary-Treasurer</u>		
• Deb Stranges	2005-08	882-9752
6924 Creft Circle, Lake Park NC		
<u>Welcome &amp; Architecture Review</u>		
• Letha Fuller	2006-09	361-2448
3724 Society Court, Lake Park NC		

\*2<sup>nd</sup> term



### 1. PRESIDENT’S MESSAGE

Thank you everyone for supporting your board members. Each year a few more volunteers participate and Kathy, Deb and Letha are an outstanding team. Mike Cool was elected but was unable to serve, so we have a fifth board seat available now. *We’d love to have YOU join us!*

The LPTA have been well served by over a dozen volunteers since 2001, most for a 3-year term, and rotating off as transfers or other obligations arise. Owners are welcome to the Oct. 18 board meeting (6:30pm, Community Center).

Over the past five years, Henderson has advanced and diligently maintained a 4-phase preventive maintenance program, and has increased community reserves consistently. With both items now routine, and a capital improvement project underway, the board expects to keep Association Dues increases low and avoid special assessments.

### 2. SECRETARY-TREASURER NEWS

Deb Stranges will present the 2007 Budget for Board vote at the LPTA regular Board meeting October 16. Her Budget Committee met in August to study how to cover the irrigation project, maintain reserves growth, and keep up the P.M. schedule in spite of rising utility and insurance costs. (2006 dues were 3.8% over 2005; well below 20% that the CCRs allow). Final budget will be announced at the Annual Dinner Meeting held for all townhome owners and residents on Nov. 9.



### 3. GARAGE DAMAGE

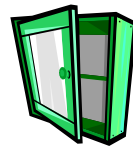
Our association covers damage from weathering or the building settling, but not driver damage. A few Beazer townhome owners will be receiving bills this year (\$75-\$100 each) because Phase IV preventive maintenance inspection noted some garage door frames twisted or dented by vehicles side-swiping the opening.

### 4. 2007 LPTA BOARD OPENING

Each year a few more volunteers take an interest in giving some time to our association board. **Let this be your chance to participate!** Living in a Lake Park townhome is largely carefree because owners actually do care. A little effort goes a long way to enjoying townhome living in Lake Park.

One 6:30 pm meeting every 3 months lasts only two hours or so, a modest commitment. It’s an efficient way to make a difference, and to keep informed. One qualification: dues current.

Residents and owners are always welcome to visit the regular board meetings. Watch the *Lake Park Villager* for dates and times.



### 5. PATIO GATE? STORM DOOR?

The LPTA Architectural Review Committee welcomes your ideas for adding distinctive features to your townhome. The process for obtaining approval for an exterior architectural change is easy: You attach specific plan and dimensions, a clear drawing or photograph of the location. Well-designed and professional quality installations are encouraged but need to comply with the CCRs. If you have made a prior change, it’s valuable to arrange for approval now and prevent a future obstacle to resale. Letha Fuller welcomes your ARC application.

**Need a copy of the LPTA By-Laws and CCRs?  
Call (704) 535-1122 or see [www.lakeparknc.com](http://www.lakeparknc.com)**



### 6. MAINTENANCE REMINDER

Maintenance of decks, exterior doors and windows, patios and courtyard garden beds are individual owner responsibility. Keeping these in good condition are important for both safety and savings. Pest control (ants, etc.) on patios and inside our homes is our individual responsibility. Make sure your interior termite contract and inspections are up to date.

### 7. WEBSITE CHANGES:

[www.lakeparknc.com](http://www.lakeparknc.com) vs. [www.lakeparknc.gov](http://www.lakeparknc.gov)  
Village Council set up the new .gov site this year to meet web compliance rules for municipal websites. Covenants, Conditions & Restrictions for the homeowner associations, including the LPTA, remain on the .com site.

### 8. COMMUNITY WATCH



Watch the *Lake Park Villager* newsletter for date and time of Community Watch meetings. The officers have helpful safety tips and can answer security questions.

### 9. SECURITY - 911

Always call 911 if you spot anyone that raises your suspicion. You can prevent serious crime by making one safe indoor call. Police dispatchers will judge how best they can help. Lake Park will have two deputies providing a maximum of 80 hours protection per week by October 1.

### 10. PARKING COURTESY

Owner opinions vary over appearance and convenience of parking. We count on neighbors using good judgment and being safe. While parking is a challenge for residents with more than two vehicles per townhome, the original plan was for ‘two’. Many have one car; so it can work out with reasonable courtesy for owners and guests.

Driver caution is always a necessity to protect pedestrians, families with young children and owners with beloved pets around parked cars.

The LPTA abides by village ordinances and association CCRs. Vehicles are legally parked within paint lines at curbside on village streets. Blocking fire hydrants or driveways, leaving less than 12’ required right-of-way in alleys, are subject to citations or towing. Expired inspection is not a parking violation. Abandoned vehicles, without a license tag on public property and common areas, are subject to towing.