

## 10. LANDSCAPE 2007



**Irrigation:** A Toro™ irrigation system installation is well underway. Doug Lucas will provide an update at the Annual Meeting, November 7.

The first of 3 sections was installed late 2006 and activated in April 2007. In May, Union County drought restrictions limited irrigation to twice per week and delayed new power and water meter installations for phase 2. The second section lines were added in June but only the new lines that were designed to hook into the phase 1 meters are active in phase 2. In October, Union County restricted irrigation to once a week. When restrictions are lifted, the meters will be installed in phase 2. The third and last section of meters, lines and sprinkler heads are planned for completion in 2008. Although we have lost some plants and turf, mostly in the areas not yet irrigated, the irrigation has provided protection to a significant amount of existing material that we might otherwise have lost. It has also revealed some turf problems not related to lack of water that can be remedied in the future. We are in the 2<sup>nd</sup> year of a 4-year maintenance contract with Lucas Lawn & Landscaping, their 10<sup>th</sup> year with us.



**Tree Watering:** If you have a tree that needs watering, call Kathy Wagner. LPTA still 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 drips water to the roots with no wasteful runoff.



## 11. PREVENTIVE MAINTENANCE

P.M. rotation resumed this summer with the Phase I Ryan townhomes between Joshua Alley and Creft Circle. This is the 2<sup>nd</sup> round for the first townhomes built in our neighborhood. Foreman's Painting Company did an outstanding job on the all-brick

Beazer townhomes (Phase IV) in 2006 and they submitted the best bid of all three companies that proposed to the LPTA board in April. Repairs included wood panels, vinyl siding and fascia, brickmolding, and doorframes. Power washing and painting of all trim and shutters completed the project in September.

**Summer 2008:** P.M. returns to Phase II, the Ryan-built townhomes on Faith Church and in the 7000 block of Creft. Residents are encouraged to remove (or cover) personal entrance ornaments, flags, furniture, garden lights, and hoses. Do keep pets indoors during work hours. **WATCH YOUR MAILBOX TUBE NEXT SPRING:** Foreman notices will alert you before work begins. They take reasonable precautions to prevent overspray, but they also must access all exterior faces of your townhome. If any questions, call (704) 535-1122.

## 12. MANY THANKS



**Henderson Properties** handles financial functions, maintenance, operations, and vendor bid-thru-contract fulfillment issues for us, and for the CAI award-winning Emerald Lake HOA. Dave Baer, CMCA, is our attentive Community Association Manager.



**Kathy Meeks** has been our champion volunteer this year. She re-established the Welcome outreach to incoming residents in 2007; co-chaired our first picnic social and accepted a temporary appointment as Secretary, taking brief notes at our July and October meetings as well as helping out by sending board responses for pending ARC applications.



**Traci Pizzi** was a great help in verifying the accuracy of the bids for the Phase I P.M. **Stephanie Gannon** submitted thorough interim updates on all Phase 3 townhomes. **Chelsea Hedrick** and **Henry Counts** have been most helpful and attentive to security issues.

# Lake Park Townhome Association Established 1997



LPTA  
2007

Fact  
Sheet #5

## YOU ARE INVITED TO ATTEND ANNUAL MEETING & DINNER

**WHO:** Townhome Owners & Residents

**WHEN:** Wednesday, November 7, 2007  
6:30 pm – 8:00 pm

**WHERE:** Lake Park Community Center

**WHY:** Official Annual Meeting

- Bring or Mail Your Ballot
- Hear 2008 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>Treasurer</u>	
• Deb Stranges 2005-08	882-9752 6924 Creft Circle, Lake Park NC
<u>Board Member</u>	<u>Webmaster</u>
• Phil Meeks 2007-10	882-8974 6101 Margaret Court, Lake Park NC
<u>Secretary &amp; Welcome Committee</u>	
• Kathy Meeks 2007-10	882-8974 6101 Margaret Court, Lake Park NC

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



## 1. PRESIDENT'S MESSAGE

For the past 5 years, I've seen what tremendous neighbors you have in the wonderful board volunteers you elect each year. Thank you, everyone, for supporting your board members. Deb Stranges has filled both Secretary and Treasurer roles. Her initiative has ensured that our reserves are earning better interest rates and that the LPTA's first financial audit for 2006 was completed in 2007. Kathy Wagner is the one responsible for following up with Lucas to install those colorful corner gardens the past 2 years. Both Deb and Kathy are stepping down this year. Stephanie Gannon was elected in 2006 but was unable to serve past June; we now have three board seats available. We'd love to have you join!

Elected LPTA board volunteers normally are directors for 3-years rotating off as transfers or other obligations arise. Townhome owners are welcome to all 6:30 pm quarterly board meetings at the Community Center. January, April, July and October dates appear in the *Lake Park Villager*.

This year's back-to-back violent rain storms (August 23-24, 2007) increased the exterior maintenance expenses in 2007. In spite of that, the irrigation project, panel fronts on three Ryans and a few arrears/foreclosure items, the community reserves are consistently building for future capital improvements. Your representatives continue to plan ahead, avoid special assessments and keep Association due increases as low as possible.

## 2. SECRETARY-TREASURER NEWS

Deb Stranges presented the 2008 Budget for Board vote at the LPTA regular Board meeting in October. Her Budget Committee met in September to review all line items, maintain reserves growth, and keep up the P.M. schedule in spite of rising costs of exterior maintenance. 2008 dues will be 4% over 2007; well below 20% that the CCRs allow. Details will be presented Nov. 7, so do come to the Annual Dinner Meeting for all townhome owners and residents.

**WATCH THE DATE:** Monthly payments are due on the 1<sup>st</sup>; late after the 15<sup>th</sup>. Auto-draft setup is easy.



## 3. DAMAGE COSTS

The board may proceed to contract for repairs to the exterior when the cause is due to misuse, or if it's to an owner-installed exterior structure. However, the board bills back to the owner in these instances.

## 4. 2008 LPTA BOARD OPENINGS

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

The commitment? One 6:30 pm meeting every three months. They really do last only two hours. We take pride in our friendly meetings. Email is a huge help in making decisions between meetings. One qualification: your dues must be current. It's a neighborly way to not only be informed, but make a difference in management.



## 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. The board welcomes your ARC application.

**Need a copy of the LPTA By-Laws and CCRs?**  
Call (704) 535-1122 x52 or see  
[www.lakeparktownhomes.com](http://www.lakeparktownhomes.com)



## 6. MAINTENANCE REMINDER

Maintenance of decks, exterior doors and windows, patios and courtyard garden beds are individual owner responsibility. Keep caulking and weatherstripping in good condition for both safety and savings. Pest control (ants? a mouse?) on patios or inside our homes is our individual responsibility. Keep your interior termite contract and inspections up to date.

## 7. WEBSITE NEWS

Phil Meeks designed our new Townhome Assn. website this year: [www.lakeparktownhomes.com](http://www.lakeparktownhomes.com) has been live since February. News, minutes, budget, Covenants, Conditions & Restrictions, ARC applications; it's all there. Lake Park's official municipal site, maintained by the Village Council, is [www.lakeparknc.gov](http://www.lakeparknc.gov). The HOA's website is currently offline and under construction.

## 8. SECURITY - 911

Always call 911 if anything raises your suspicion. You can prevent vandalism, theft, or injuries by making one safe indoor call. Police dispatchers will judge how best they can help. Lake Park deputies protect us 80 hours per week

## 9. PARKING MEETING

Phil Meeks facilitated a forum in September for owners to express their opinions and learn about 'abandoned' and 'illegally parked' vehicles. All spaces in alleys and streets are publicly owned and subject to public ordinance; that overrides CCRs. The only spaces we 'own' are our parking pads. Vehicles are legally parked within curbside paint lines. Blocked fire hydrants or driveways or leaving less than 12' required right-of-way in alleys, are subject to citations or towing. Abandoned vehicles (*without a license tag on public property*) are subject to citation or towing. An expired inspection can be a moving violation; not a *parking* violation. Parking in public spaces, as always, is enhanced by tolerance and courtesy.