

Lake Park Townhome Association

919 Norland Road, Charlotte, North Carolina 28205

Spring Maintenance Suggestions

For Townhome Owners and Residents

Exterior Doors and Windows

These are each individual unit owner's responsibility to maintain. If your door paint is worn, it needs a new coat. If your door vibrates, buzzes or whistles on windy days the weather stripping is worn out. If you can feel a breeze around the frame of your windows, it's time to replace the interior caulking around the windows. Cracked or broken windows must be immediately replaced.

Pre-Approved Paint Colors

Although Exterior Painting is an architectural improvement per Section 11.4 of the Lake Park Townhome Association Covenants, Conditions and Restrictions, your LPTA Board has pre-approved paint colors for all the exterior doors. That means that you do not need to submit an architectural application to repaint your exterior door IF you do not change the original color. Here are the pre-approved, original paint colors:

Townhome Buildings	ORIGINAL If Door & Shingle Color is:	APPROVED Use Door & Shingle Paint Color:
Ryan Townhomes	Black Door & Shingles	Duron Exterior Accents Ready-Mixed Color: Black semi-gloss
	"Burgundy" Door & Shingles	Duron Exterior Accents Ready-Mixed Color: Old Colonial Red semi-gloss
	Dark Green Door & Shingles	Duron Exterior Accents Ready-Mixed Color: Forest Green semi-gloss
	White Doors on Patio, Shed, Deck, or Garage	Duron Exterior Accents Ready-Mixed Color: White
Beazer Townhomes	Black Doors on Front Entrance, White Doors on Patio or Garage	Duron Exterior Accents Ready-Mixed Color: Black (front door) And White (patio or garage doors)

Be sure to ask for paint color by name.

All four colors are standard inventory and continue to be available at:

Duron Paints and Wallcoverings-Matthews, NC-#3615

1419 Matthews Mint Hill Road -- (704) 847-7476 -- (704) 845-5687 (f)

P.S. If you have never painted a door or replaced caulk or weather stripping, or if it's been a few years, check hardware stores and the internet for tips for preparing the surface and doing a successful job you will be proud of. New materials make home maintenance easier and more gender-friendly all the time.

~ Convenient Townhome Check List Enclosed ~

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Pre-Approved Storm Doors and Screen Doors

These were not included in the original townhome designs so they fall under the architectural improvements and are subject to pre-approval from the LPTA Architectural Committee. **For a free packet of pre-approved styles, call our LPTA Board Secretary & Architectural Chairperson, Stephanie Gannon at (704) 882-2196 or email at stephsego7@aol.com.** The “LPTA Storm Door” packet will be delivered to you promptly.

Miscellaneous Architectural Changes

Patio gates, telecommunications dishes, patio construction all require approval for compatibility with the townhome community. Fortunately the original designs have some room for individuality (more so in the Ryan townhomes) and the LPTA architectural application form is a single-page form. Available at our new LPTA website: www.lakeparktownhomes.com or by contacting our management company:

Henderson Properties Community Services: 919 Norland Road, Charlotte, NC 28205
Phone: (704) 535 – 1122 Email: adminnet@hendersonproperties.com

Keep a record of your call and the services provided.

Preventive Maintenance

Our goal is to keep Lake Park Townhomes beautifully maintained and the pride of the village. The LPTA contracts for exterior powerwash, repair and trim painting on a four-year cycle. If damage arises between the cycle visits, call Henderson Properties for interim repairs.

Your initiative is important

Report exterior problems promptly. Maintain the windows, doors, lighting and your townhome interior properly. Diligent care helps to raise the value of our neighborhood and ensures that you will receive the full, appreciated value of your home if you should need to move. It saves both time and money to solve problems while they are small.

Watch for Water

Check into your attic. Any discoloration or streaks around the frame of a dormer attic window? Areas of darkened surface color or streaks on any surface (floor, wall or ceiling) in any room may indicate that rain water or interior plumbing is causing damage. Water is the most serious cause of home deterioration and requires prompt attention to deter mildew and rot.

Pest Damage Prevention

Having your own contract for pest control is the best way to prevent critters from ruining your home. Maintain interior termite inspection service for your townhome unit and take immediate steps to rid your townhome of ants, crickets, mice, moths or spiders.

Hardware and supermarkets offer effective remedies. Always use products as directed.

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EXTERIOR CHECKLIST

- Tree branches or shrubs directly growing against your townhome?
- Cracks, or gaps in caulk around windows or doors?
- Loose or missing shingles, shutter or siding panels?
- Cracks or holes in siding, foundation mortar or brickwork?
- Crooked or bent railings, fencing, shutters?
- Leaks around vents or chimneys?
- Debris buildup in gutters and downspouts?
- Excess moisture or insects?
- Mold or mildew?
- Lighting out or in disrepair?
- Call repair needs in promptly and keep a record of calls and service provided.

INTERIOR CHECKLIST

*Most of these are easy, but always call for assistance when needed.
Never neglect the routine care every home needs.*

- Any separation or breaks in heating ductwork?
- Change or clean HVAC air filters clean. *Easy, inexpensive, no tools required!*
- Is hot water tank free of sediment?
Slide a saucepan or bucket under the faucet at the bottom of the tank and turn it on to be sure the water runs clear.
- Fix leaky faucets or running toilets. It's not just the cost of water; damage spreads.
- Check weather stripping on all doors. *It should be smooth, secure, and snug enough that when the landscapers are using their blowers outside, debris isn't coming in.*
- Clean air return grill vents, and dryer vents. Replace as needed.
- Follow manufacturer's manual for maintaining clean gas furnace burner and air conditioning unit and have both serviced annually.
- Clean and reverse the ceiling fans for summer months, turn back for winter.
- Check under sinks for leaking pipes to prevent cabinet and plumbing damage
- Clean dryer vent after every load.
- Inspect the condition of interior window caulking and replace where it deteriorates. *It should be smooth, with no gaps, to keep out both rain and bugs.*

These maintenance tip sheets are compiled with your Board of Directors, committed to protecting your investment and making Lake Park Townhomes a great place to live.

Although the LPTA is responsible for exterior maintenance, the Henderson Properties Maintenance Department may assist individual townhome owners with interior repairs. Cost of interior repairs are borne by the homeowner and not the association. Our team handles plumbing, electrical and HVAC repairs by licensed and insured Maintenance Technicians. You may also get bids or services from other professionals at your discretion for interior repairs. Plans for any exterior changes must be sent to the LPTA Architectural Committee, which must respond within 30 days, and BEFORE work may begin. Unauthorized changes are subject to corrective action.

Henderson Properties Association Manager:

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