

AVINGTON PLACE COMMUNITY ASSOCIATION

June 12, 2006

Dear Homeowners,

Summer is almost here and with that comes growing lawns, grill outs, and children playing outside. I'm writing to remind you of some of the agreements you made by signing the CC&R's when you bought your home.

Mowing your lawn - water restrictions did not mean mowing restrictions! Many lawns are in violation because of lack of mowing. Not only is this unsightly, but the weeds growing in your yard spread to your neighbors'. Lawns should be mowed a minimum of every two weeks, but, really, every week is best.

Speaking of watering - even during the restrictions you were able to water your lawn. Some of you now have dead grass. It is your responsibility to re-seed this fall and in the mean time water what you have. According to Scott's and True Green lawn care services, a once-a-week watering of 1" will help your lawn be drought resistant. To measure 1", simply mark 1" on the outside of a tuna fish can and lay it where you're sprinkling. How ever long it takes to fill the can with water to the 1" mark, continue to water the remainder of your lawn that same amount of time. This will save on your water bill as well as give your lawn deep roots.

Trash cans - your trash can must be placed in your garage or your back yard to be in compliance with the CC&R's. The side of your house is **not** your back yard, it's your side yard. The city of Raleigh came out with new regulations recently. You can put your trash can out at noon on Friday and must put it away by 7 pm Saturday. You **may be fined by the city** if it's not put by the side of the house and fined by the association if not put in the garage or back yard.

Items on the side of your house - you are not allowed to store lumber, bricks, boats, planters, etc. on the side of your house nor leave soil, rock, etc. for extended periods on your driveway.

Parking cars on your lawn (or part way on the lawn/part way on the street) - this looks tacky and ruins your lawn. If you need more room to park, use the street or extend your driveway after submitting an application for architectural review.

Parking cars on the side walk - this is a violation of the city of Raleigh regulations and is **a fineable offense through the city**. It puts our children and disabled residents in danger as they have to walk around your car into the street.

Making additions, fences, etc. without prior approval - some of you recently have built additions and fences without first having your plans approved by the architectural committee. Unfortunately, when a home owner does this, his/her fence, etc. is in jeopardy of being removed. The home owners association has the right to have items not meeting the architectural guidelines removed. We **all** need to adhere to the guidelines so that we have a community that looks attractive. After all, isn't that why you moved here?

Driving through the stop signs - this may not be in the CC&R's but it is dangerous! Today I witnessed a motorcycle and an SUV run the stop sign at Woodchurch and Saybrooke. I was almost hit two weeks ago when turning onto Woodchurch from Saybrooke. If necessary, the Raleigh police will be called to patrol our neighborhood, issuing traffic tickets for this.

The board has sent out both individual and general letters to our community regarding these violations. Until now, we have not gone to the final step of setting fines for those who are not compliant. Fines that are assessed but go unpaid may cause that homeowner to lose his/her home. How sad it would be for someone to lose a home over something so easily fixed when the goal is simply to have a community in which that each of us is proud to live.

If you have any questions regarding the above, please call our management company, PPM, Inc.

Yours,
Pam Owen, President