

Dear Neighbors,

The HOA Board hopes your new year is going well. The Board has many plans for our neighborhood in 2016. More foundations will be prepared, fences in need of replacing will be replaced and some new landscaping will take place. The landscapers will be around in February to cut back the Knock Out roses and the decorative grasses. The Board will do a walk through the neighborhood February 27 (weather permitting) to assess needs for the community. As usual, if you need repairs to the outside of your home or lawn, please contact John at Junction Properties or go on-line at <http://www.junctionproperty.com/forms/maintenance-request-form> to completed a request.

During 2015 the Home Owners Association and property management completed the following:

\$7,000 for shrubs, sod, ground cover, \$11,000 tree trimming, \$17,000 repair/new fences, \$106,000 foundation lifts, other general repairs included roof repair (not replacement), repair on car ports and storage sheds as well as concrete repair to porches and steps. The HOA does not cover roof replacement – all homeowners must carry full coverage on your homeowners insurance (according to Article 11 in the HOA documents).

It has been reported that loose dogs have been running the streets. **Please remember that all dogs must be on a leash if outside your property.** Speaking of dogs, there is still a lot of dog piles not being picked up by dog walkers . . . seems as though more than usual. **If you are seen not picking up after your dog and you are reported, the fine is \$100 according to your home owner's documents.** Also, stray cats are running the neighborhood. Cats are treated the same as dogs. Outside your property, the animals must be on a leash. If a cat does not belong to you, please do not feed the stray cats. More than likely they have not be neutered or spayed and we will end up with more stray cats.

The Board has reminded residents more than once that cars need to be parked in over flow parking or in carports. Our streets are narrow and cars parked on the street present a safety problem. In some parts of Carrollton, cars parked on the street have been vandalized during the night. There was some police activity in the neighborhood a few weeks ago. The police had a difficult time finding the house because it was so dark. Leaving your porch light on will help light the community and make us all safer. The cost of electricity to keep your porch light on is very small.

Please remember, bulk trash day is Wednesday. Do not put your bulk trash out before Tuesday evening for pick up on Wednesday. The items you want picked up should be kept in your house or in the back until Tuesday evening. The Board is conscious of keeping our community looking the best we can and bulk trash sitting in the front yards or the green spaces for several days is unsightly. Items that won't fit in your trash or recycle can is considered bulk trash and should be put on the curb to be picked up (such as Christmas trees, tree limbs, crates, household items, etc.)

The Board meets the fourth Thursday of the month at the First Baptist Church, Josey Lane, 7 p.m. All residents are invited and encouraged to attend.

Regards,

HOA Board