

May 2018 Property Manager Report

Outdoor Decorating

Please review the specifications below from the Community Design Guidelines, these indicate what can and cannot be done in the planting beds.

- i) **Decorative components such as statues and artifacts shall be limited in height to twenty four inches (24")** above the natural grade of the lot. Statues and artifacts will be allowed only in the Private Area of the lot if they meet the following criteria:
 - 1) **Seasonal statues, artifacts, lighting and other decorative landscaping items may be allowed within thirty (30) days prior to, and ten (10) days after a holiday season, which**
period may be extended by the Reviewing Entity, in its sole discretion, due to extreme weather conditions. During such extended periods, lighting may not be illuminated.
 - 2) Statues and artifacts will be allowed specifically as provided for in Appendix "E" in these Design Guidelines.
 - 3) Plastic statuary and yard ornamentation will not be allowed. Plastic pots compatible with the overall architectural theme of the home will be permitted.
 - 4) No ornaments or statuary shall be affixed to the home.
 - 5) The combined number of statues and artifacts in the front yard Private Area is limited to one (1) per ten-foot (10') area of home frontage. The Reviewing Entity reserves the right to limit the number of statues and artifacts in the Private Area.
 - 6) The Reviewing Entity reserves the right to require screening of statues and artifacts from neighboring lots or the street.

Concrete Repair update

Sidewalk leveling is going to be starting on June 1st. The estimated time that it will take to complete leveling uneven sidewalk areas is two weeks.

Concrete Replacement

Replacement of damaged concrete that cannot be fixed by leveling will be considered for replacement. That process will begin in July week 2, weather permitting. We will be looking at the areas that could cause a hazard to the homeowners.

Acoustics Improvement

Premier Sound has completed the installation of the sound panels in the Villa to help eliminate echo and make the rooms more user friendly.

Architectural Reviews

With all the spring and summer projects around the house coming up I wanted to remind you for any exterior changes to your home or yard you need to turn in the in an Architectural Application. These forms can be found on the portal or at the front desk. A list of supporting documentation will be on the application for you to ensure all needed parts are present.

Soap Dispensers

New soap dispensers have been installed in the showers of both the men's and ladies locker room. The new dispensers include both shampoo and body wash.

Pond "O"

Pulte Land Development has informed us that the water level in pond o will be lowered and a venting system will be installed in the liner with additional rip rap stone going around the top edge of the liner. This will be completed by the end of May, weather permitting.

Did you Know

Bird and squirrel houses are limited to one per house and must be in the private area of each home. Installation of dwellings or feeders on perimeter walls, railings or under/on house eaves is not allowed. Multiple bird dwellings, e.g. bird coops are not allowed. No bird or squirrel house or feeder shall exceed the roof eave of the home in height. Broadcasting of any type of seed directly on the ground is not allowed.

Have a great weekend !

John Doehrmann