

# Lakes 1 HOA meeting

4/10/07

## *Attendees*

Margaret Bouton

Ted Chappell

Gary Martin

Joe Mauer

Liz Mauer

George Peakovic

Kathryn Peakovic

Paula Olhoft

Robert Sherrill

Joy Skinner

Ben Emery (PPM)

## *Homeowner Questions, Comments, & Complaints*

### **Garbage Can Storage**

Several residents reported seeing garbage cans being stored in front of the townhomes. Residents are reminded that Lakes 1 covenants state garbage cans must be stored in the garage or behind the townhomes. Report any concerns to Ben Emery at PPM and he can send a specific reminder letter to that homeowner.

### **Yard Tidiness**

Several residents reported seeing toys/garbage in some yards. Residents are reminded to keep their yards picked up and tidy, and to pick up after their animals. Report any concerns to Ben Emery at PPM and he can send a specific reminder letter to that homeowner.

### **Parking Concerns**

Several cars have been observed using the wrong side of the road on the beginning part of Sutter Gate because their unit is closer to the first intersection with Coral Creek. Please use the correct side of the road when driving in Lakes 1.

A trailer is being stored in a townhome's driveway. Residents are reminded that the Lakes 1 covenants state no trailers can be stored in driveways. Ben Emery at PPM has sent a letter to a homeowner about this; residents can also report concerns to Ben if this continues.

Several residents noted a truck that parks on the street on Sutter Gate and blocks other townhomes' driveways. Residents are encouraged to contact M&B Towing if a car is blocking their driveway. Residents can also report concerns to Ben Emery at PPM.

Several residents noted that visitor parking spaces are frequently occupied by residents not using their garages and/or driveways to park their cars. Please use garages and driveways as much as possible; those parking spaces are intended for visitors.

Gary Martin is going to meet with M&B towing to be sure they are randomly checking the neighborhood and towing as appropriate.

### **Dangerous Deck**

A resident noted that the deck at 200 Chandler Chase looks in danger of falling apart. Ben Emery at PPM will send the homeowner a note asking them to address the issue.

### **Dog Concerns**

Several residents have noted that unleashed dogs have been seen running through Lakes 1. Residents are reminded to follow the Wake County and town leash laws, which state that all dogs need to be on a leash outside of their yard. Concerned residents can contact Ben Emery at PPM to address the matter, or they can call Wake County Animal Control.

Several residents have noticed that dogs tethered outside are able to enter other homeowner yards unsupervised, and on occasion have broken the tether. Another dog has been spotted entangled in its tether. Residents can report concerns to Ben Emery at PPM to address each instance on an individual basis, or they can call Wake County Animal Control.

### **Paving Old Maynard Road**

A resident asked if the board knew anything about the paving of Old Maynard Road. Ben Emery at PPM reports that the road will be expanded to four lanes and will go past I-540 into RTP. It will be renamed Louis Stephens Drive. Date for paving isn't known at this time. Residents looking for more information are encouraged to contact the town of Morrisville or the NC DOT.

## ***Lake Cleanup***

The Lakes 1 Board and Chris Raughley from Pulte have signed all the paperwork. Pulte needs to obtain approval from the town of Morrisville. However for unknown reasons they have not done this and appear to not be in a hurry to do this. Ben Emery at PPM has tried contacting Pulte via phone and email and has not received a response. He will continue to try and contact Chris.

## ***Irrigation System***

The Lakes 1 has sprinkler heads at the entrances to the neighborhood and the island enclosed by Sutter Gate and Coral Creek. These are operated by and paid for by the master association. Since our landscaping contract does not include irrigation maintenance, Ted Chappell will ask Brickman (the master association landscaper) if they are maintaining it or even know about it. When the master association turns on the sprinkler system for the summer, our sprinkler heads will turn on as well. We can ask about the possibility of extending the system to be closer to some dry spots as well but that requires permits from the town of Morrisville.

## ***Power Washing Homes***

Ben Emery at PPM got a bid from Extreme Clean. They charge \$75/hour and \$285/townhome. The greatest expense associated with it is washing the third story; it has to be hand scrubbed so the vinyl gutters don't fly off. They also mentioned it is better to get an entire building to do the power washing on, because they don't have to spend time making sure they keep the runoff off of the next home. We needed to get 20 homes to go in on it to get a group rate of \$240/townhome but we have received fewer than 10 responses. If we reach the 20 home mark, we can also obtain competitive quotes for staining decks and cleaning gutters as well.

## ***Traffic Concerns in Lakes 1***

Several residents are concerned about the speeding and stop-sign-running occurring in our neighborhood. Gary Martin met with Morrisville PD, who informed him that all residents must obey traffic laws on private streets. They are willing to come in and set up a speed trap if we would like. Speed bump installation was discussed but is expensive, causes more wear/tear on cars, and the fire department does not like them. Gary Martin will contact Morrisville PD to set up a speed trap in our neighborhood to ticket offenders.

## ***Landscaping Concerns in Lakes 1***

Several grassy areas in the neighborhood are bare. Gary Martin will meet with Paul from Harvest Lawns to see if we can address this with different grass or other warm-weather plantings. Residents are encouraged to report landscaping concerns to Ben Emery at PPM. Harvest Lawns is extremely receptive to feedback and will address any concerns.

Mulching season is coming up. Last year we paid about \$12,000 to mulch the neighborhood and it didn't last a whole month before drying out and turning gray. Pine straw instead of mulch is a possibility. It is cheaper and will last longer. However, pine straw is more susceptible to the elements and blows away, so a touch-up will be required in late summer. It is also more flammable than mulch, but once mulch dries out it is just as flammable. Gary Martin pointed out that termites love dry mulch and having it next to the homes invites termites in. Harvest Lawns proposed pine straw in the common areas and mulch next to the homes (higher quality mulch). The board will discuss a decision at the next meeting.

Ben Emery at PPM manages another neighborhood that planted trees similar to our new trees that are dying and need to be replaced because they were planted too deep. Ben will check on our trees for signs of suffocation and take action with the landscaping company if needed.

### ***Investing Cash Reserve***

Margaret Bouton mentioned we may want to consider investing our cash reserve in high-yield CDs to increase return. Right now we earn 4%. The board agreed and she will contact the bank to review options. The board will discuss the options at the next meeting.

### ***Termite Inspections***

Ben Emery at PPM reports that homeowners will receive a letter in the mail regarding termite inspections this year. They will take place in June.

### ***Action Items***

Meet with towing company to ensure random patrols – Gary

Send letter to 200 Chandler Chase regarding dangerous deck – Ben

Contact Chris Raughley from Pulte regarding status of lake cleanup – Ben

Ask Brickman if they are maintaining the irrigation system inside Lakes 1 – Ted

Meet with Morrisville PD to set up speed trap – Gary

Meet with landscaping company to discuss bald spots in Lakes 1 – Gary

Check status of new trees planted and take any corrective action – Ben

Send Margaret emails for bank contacts – Ben

Contact bank and obtain options for investing cash reserve – Margaret

***Next HOA meeting will be Tuesday 6/12 at 6:30pm in the clubhouse***