

ELIZABETH TOWNES

APRIL 2009



IN THIS NEWSLETTER

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- Communication
- A Wake-up Call
- Predicting Costs for 2009
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URGENT FLYERS WE HAVE DELIVERED TO YOUR DOOR

1. K&S New Recycling 12-2008
2. Lift Station 3-2009
3. Pets 4-2009
4. Grilling 4-2009
5. Lift Station Update 4-2009

All are guidelines that empower residents to protect the safety and value of the Elizabeth Townes community.

MESSAGE FROM THE PRESIDENT

Spring has arrived and April marks the fourth month of my presidency of the Elizabeth Townes Homeowner Association. It has been an enlightening experience. Aware as I am of the work that goes into overseeing our community, I want to thank both our current Board and all previous Boards for their efforts.

Since January, the Board has devoted a huge amount of time and energy to the welfare of our community. We have met seven times, held two forums and have dealt with countless phone calls and emails. In addition, the Board has met with vendors to select and replace a new style of pump for our lift station, arranged for the replacement of the crumbling entrance caps, and held intense discussions for a compromise of our parking situation. Numerous plumbing issues and repairs in townhouses have been solved also. The Board is in the process of negotiating bids for pressure washing and painting. We are having difficulty fitting these costs into the budget due to unanticipated breakdowns and repairs. All this is just the tip of the iceberg when it comes to maintaining the physical attributes of Elizabeth Townes, which is our major goal.

Another goal of the Board is to build more unity and friendship. The Board cannot do this alone. We need continual owner feedback regarding concerns and ideas for ways the Board can better meet community needs. Please help us by writing to the ETHOA via Hawthorne Management with your suggestions and also attend our forums and community meetings. We need your input. It is difficult for the Board to address your wishes if you are silent.

Another way to attain our unity and friendship goal is by getting to know our neighbors and helping one another. If your neighbor forgot to return a garbage can by Thursday evening, roll it to the back of their house. If a newspaper or package is still on the driveway by late afternoon, pick it up and place on the front porch out of sight from the street. What better way is there to get to know one another and enhance one's environment than to help a neighbor?

In spite of all the challenges, I do enjoy being on the ETHOA Board and serving as your president. I look forward to the days ahead.

Sincerely,
LaDonna Walden
President ETHOA

POOL OPENING

The swimming pool is to open on May 1, 2009 and, as before, there is no Life Guard on duty at any time. **ALL PERSONS USING THE POOL OR POOL AREA DO SO AT THEIR OWN RISK.**

- 1) **Registration:** Only current Elizabeth Townes Residents and their guests are permitted in the pool area.
- 2) **Children:** All children age 12 and under are required to be accompanied at all times in the pool area by their parent or an adult resident who will be directly responsible for them.
- 3) **Pool Hours:** Sun thru Thurs: 9:00 am to 9:00 pm
Fri and Sat: 9:00 am to 10:00 pm
- 4) **Safety:**
 - A) **NO GLASS OF ANY KIND IS PERMITTED WITHIN THE POOL AREA.**
 - B) No running, pushing, wrestling or other horseplay is permitted. It disturbs the enjoyment of the pool facilities.
 - C) Under no circumstances is any person to play with the cleaning implements or life-saving instruments.
 - D) **NO SMOKING** in the pool area. Smoke only in front of the pool house and drop the butt in a container.
 - E) Noise level must be kept to a minimum due to proximity of townhomes around the pool. Radios and TVs are permitted with the use of earphones.
 - F) Persons under the influence of intoxicants are not permitted in the pool area.
- 5) **Cleanliness:**
 - A) Shower before entering pool.
 - B) Babies in diapers must wear protective pants under their swimsuits for health reasons.
 - C) Pets are not allowed in the pool area or the pool.
 - D) Deposit trash in the receptacles.
 - E) Rocks or debris are not to be in pool and pool area.
 - F) No street clothes, cut-offs, etc. Only bathing suits may be worn in the pool.
 - G) Personal items left at the pool will be disposed of.
- 6) **Pool Preservation and Damage to Pool Property:**
 - A) Pool furniture is not to be removed from the pool area concrete deck nor placed in the pool.
 - B) Bathroom fixtures, water fountain and emergency telephone are to be used carefully and for the purpose intended.
 - C) Residents may be billed for damage to pool property



LANDSCAPING

There's an old saying that March winds and April showers bring forth May flowers. That is just what the Board at Elizabeth Townes has on its mind as Mother Nature greets us once again with her glorious colors.

All of us appreciate the sight of the beautiful plantings at the gateways to so many neighborhoods in our fair city, and Elizabeth Townes will not be outdone when it comes to providing flower beds to welcome passersby.

To keep you informed regarding what our HOA fees cover when it comes to the appearance of the community, the following is a list of our current plans:

- We will be adding colorful plantings around the entrance. AA Tex will maintain the beds so that we can be sure they will look their finest all year long.
- Pine Needles will be spread soon, and our Indian Hawthornes are to be trimmed back again.
- Columns at front entrance will be power washed.
- The Board is looking into having the maples injected with a deep root fertilizer to save them, as they are under great stress, and also to having the dead bushes throughout the community replaced. Finances will be a consideration.

What can you do in the Spring and Summer to protect the landscaping and enhance the beauty of our community?

- Please remember to water any new bushes or trees regularly. Soaker hoses work perfectly for conserving water.
- If there is a good rain during the week, your grass will not need watering that week. If it does not rain that week, then 10 minutes of a sprinkler will be good for the week.
- Please look for other great tips soon to come on our website.



ELIZABETH TOWNES

PREDICTING COSTS FOR 2009

The Top Three Expenses (Water/Sewer, Landscape and Trash Collection) for 2008 accounted for 56.5% of your Monthly Assessment. Higher costs for Water and Sewer in 2009 are anticipated due to the revising of water restrictions by the County and the repairs done on the Lift Station at the end of Bryant Field Circle.

2008 EXPENSE	ANNUAL COST	ANNUAL COST PER UNIT (183 UNITS)	MONTHLY COST PER UNIT	DIVIDED BY 2008 MONTHLY ASSESSMENT
1 Water & Sewer (including Lift Station)	\$70,569.75	\$385.63	\$32.14	25.2%
2 Landscape	\$57,962.19	\$316.73	\$26.39	20.7%
3 Trash Collection	\$29,757.50	\$162.61	\$13.55	10.6%
4 Management Fees & Expenses	\$24,699.44	\$134.97	\$11.25	8.8%
5 Buildings & Grounds (excluding landscape)	\$23,883.06	\$130.51	\$10.88	8.5%
6 Insurance	\$23,547.31	\$128.67	\$10.72	8.4%
7 Pool	\$21,666.70	\$118.40	\$9.87	7.8%
8 Gas & Electric	\$15,285.75	\$83.53	\$6.96	5.5%

THE KEY TO SUCCESS IS COMMUNICATION

That's why the Elizabeth Townes HOA Board of Directors wants to make sure all residents have access to community information. We wish to communicate more effectively, and we plan to accomplish this in a number of ways:

www.Elizabethtownes.com. **We're on the web:** View monthly meeting minutes, monthly financials, current and future events, and standard, important tidbits of information regarding the community — plus so much more.

Quarterly newsletters: These are a great way to inform our residents of items that have already been addressed in the community or events that can be expected to happen within the following quarter.

A BIG thank-you to the owner who kindly volunteered to format the newsletters and to those who disperse the newsletters throughout the community. Your help is appreciated.

Mailboxes are in: The mailbox is a place residents visit daily. Please be on the lookout for flyers with important information about events/votes/issues/meetings happening in the community.

Sandwich Board at the front entrance: This serves as a little reminder from us to you.

Community Forums: Your voice, thoughts, and ideas matter. Expect more forums to come.

SPRING EVENTS

The Board of Directors is planning two spring events:

Community Yard Sale

A Community Yard Sale is scheduled for May 30th. Details will be posted at the mailboxes the week of May 3rd through 9th. So get an early start and begin sorting, purging, and pricing now. And remember: — *"One man's trash is another man's treasure!"* **If you are interested in taking part in this event, please call 704-542-1846 for additional details.**

Clean-up Week

The board hopes all residents will take part in **Clean-up Week**. We are looking into having a dumpster on-site to allow residents to get rid of unwanted items from their area, grounds, and homes. This will depend on cost and availability. Details will be announced when plans are in place. It's a great time to offer a hand to neighbors who may need assistance!



A WAKE-UP CALL

Surrounding most of Elizabeth Townes are wooded areas that belong to various entities: Duke Power, Char/Meck and Ms. Elizabeth Peace.

Elizabeth Townes received a notice from Ms. Peace about the dumping of landscape items on her property located adjacent to Elizabeth Townes at Timothy Court.

Besides on Ms. Peace's property and other wooded areas, residents' trash is being dumped into the detention ponds, is collecting on front porches, and is mounding on patios.

Related to this dumping is the placement of pet food. It is being stored on front porches and in back yards.

This dumping of trash and the outside storage of pet food is causing health and safety hazards. Snakes, rats and raccoons are being enticed to approach our townhouses to seek out trash for nesting and pet food for eating.

A related issue is cigarette butts all over Elizabeth Townes grounds. As well as being unsightly and offensive, cigarette butts can start a fire in dry underbrush such as grass clippings and mulch.

What does each of us need to do?

- For large trash, break or cut it into smaller pieces to put in the trash can or in heavy-duty bags.
- Take your cigarette butt back to your house and dispose of it safely.
- Remember to place trash and unwanted large items on the curb after 4:00 pm on Wednesday for pick-up on Thursday.

