

DECEMBER 2016

BOARD MEMBERS

Lance Weatherton - *President*

Rick Couvillion - *Treasurer*

Roy Stanley - *Member*

Steven Saar - *Member*

Kim Shrock - *Member*

OFFICERS

Hailey King - *Secretary*

Pat Molle - *New Owner Contact*

CONTACTS

BOARD MEMBERS

board@faylakewoodpoa.com

TREASURER

treasurer@faylakewoodpoa.com

ARCHITECTURAL CONTROL COMMITTEE

ACC@faylakewoodpoa.com

LANDSCAPING

landscaping@faylakewoodpoa.com

NEW OWNER CONTACT

newowner@faylakewoodpoa.com

FROM THE BOARD



** If you did not receive the 'Hello from the Board' Email on Oct. 26th, please email secretary@faylakewoodpoa.com so we can update your information. **

Landscaping

For those of you that may be new to the neighborhood, we have a local landscape company (Grey Barn) maintain the grounds, shrubs and flowerbeds in the neighborhood. This is a part of your POA dues. We wanted to bring an item to everyone's attention: **Rose Bushes**

We have been having issues with the rose bushes in the neighborhood, and per our discussion with Grey Barn, many (if not all) rose bushes have a fungus and all will eventually die.

It is within Grey Barn's contract to remove all 'dead' shrubs, but the rose bushes are the owner's responsibility, so once these are removed it's up to the Home Owner to replace them. This has been a part of the neighborhood contract since 2010. Grey Barn has agreed to inspect and maintain the rose bushes (i.e. cut out dead branches, trim, etc) until the bushes die. After that point the bushes will need to be replaced. We are working with Grey Barn on providing a few planting options (at a reduced cost) that each Home Owner can choose from once the rose bushes are gone. It will be up to the Home Owner to pay Grey Barn directly for the replacement.

If you have any questions regarding landscaping, please reach out to Steven Saar, landscape chair: landscaping@faylakewoodpoa.com

Exterior Change Requests

We have received several Exterior Change requests ranging from existing arbors and trellis to new paint and landscaping. Please continue to submit these forms and supporting documents (photos, drawings, etc) so that we can review and assist with approval. This is outlined in the neighborhood Covenants.

If you have any questions regarding the Exterior Change Request process or form, please reach out to the Architectural Control Committee (ACC): ACC@faylakewoodpoa.com

Neighborhood Issues

There are a few neighborhood issues that we (the Board) have been discussing and are working on a resolution:

Exterior Light Fixtures: The board has conducted preliminary assessment of nonconforming items in our neighborhood and one initial focus is to bring all exterior light fixtures into compliance with the Covenants. Please refer to the attached sheet showing examples of acceptable and unacceptable fixtures. If your fixtures do not comply, please make the necessary changes by December 31st, 2016.

Unauthorized Parking / Storage Containers: The Covenants prohibit off street parking (in yards or sides) except for the fifteen parking spaces located in the southwest corner of the subdivision facing Zion Rd that are reserved for residents of lot numbers 66 - 76. Those spaces are for the 'tree houses' due to their lack of on street parking. If you have a vehicle, trailer or storage container (POD) in one of these spaces and you do NOT live on one of the designated lots, you must remove the vehicle, trailer, or storage container no later than Dec. 15th or it will be removed at the owner's expense.

Retaining Wall: The retaining wall at the back of the property is showing areas of concern: stone veneer panels are popping off, as well as the cap stone has separated along most of the wall. We are working with a few companies regarding solutions to repair the wall. We will keep you updated on our progress and report back soon.

Wood Fence: the wood fence on the west side of the property is in bad shape and need of repair and / or replacement. We are working with a few companies regarding options (including costs) to repair / replace the fence.

Entry Arbor: the entry sign (including arbor) to the neighborhood has received a slight facelift - we had the wood repainted.

Financial

Report

We have posted a copy of the Neighborhood Financial Statement under the 'HOME OWNERS' tab on the website. This outlines our neighborhood costs year-to-date (YTD).

Website

The neighborhood website is up and running! Please check here periodically for neighborhood updates and news.

www.faylakewoodpoa.com

Note: In order to download the Exterior Change Request Form, you must first sign-up for access into the website. Information that is only for the Home Owner's, and not accessible to the general public, requires a password. Select the 'HOME OWNERS' tab to gain access to secure documents.