

The Park at Quail Creek, HOA, Inc.

Community Newsletter

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February/March 2010 Issue



REPORTED BREAK-INS

On January 28th it was reported by someone North of the "Y" or "T" here on property that their car was broken into on the 27th. There was another break-in reported on the 28th that actually occurred on the 28th Northwest of the pool that someone broke into their garage and tried to break into the house as well but were unable to. If you saw anything, please report it to the office.

We implore everyone to make sure their home is secure and that the blinds are closed when you are not home, that you leave a light on, that you do not leave objects in your vehicle. Should you have to do these things? Absolutely not, no one has the right to take what is yours in-sight or not but unfortunately they will; this is the true reality.

We also ask that everyone keep their eye out for suspicious activity and call 911 should they see anything remotely suspicious. If you see a light pole that is out or a flood light on a building that is out report to the office immediately; please don't assume that someone else has already reported it.

As stated in many past newsletters, most break-ins occur during the day, so please, just because its day light you need to always be aware of your surroundings, who is coming and going, etc. Also, one of the best deterrents and you can have it's a security system for both your vehicle and your home. This will also reduce the cost of your insurance on both our auto, home/renters policies.

Tip: Check the length of the screws on the striker plate to your dead bolt lock; if they are 1" or shorter, install 3" screws into the door jam & into the stud. This makes it much more difficult to kick the door in.

RENTING THE RECREATION CENTER

After much consideration the Board has agreed that the rate to use the Recreation Center must be raised. The current rate is \$25.00 Monday through Thursday and \$50.00 Friday, Saturday and Sunday.

It costs roughly \$35 to \$50 for the labor and supplies to clean the Recreation Center plus utilities...

Effective March 1st the weekday rate will be \$35.00 and the weekend rate will be \$75.00. There is significant difference between weekday and weekend rentals. It can be rented early on the weekends and go until 1am where as on weekdays it's usually used for only a few hours consuming way less electricity. The revised rental agreement form will be posted on the Park's website (see p. 2 for the web address).

PARKING PROBLEMS...

A new year but the same old complaints continue to be received. Folks please read the following and if you are one who intentionally or inadvertently in violation of any of the following please take action to become compliant with the Park's policies. Guest **parking spaces are reserved for guests**; not relatives who are staying with you for long periods of time or indefinitely. They are definitely not for residents to utilize them as an 'extra' place to park! **Like it or not, for better or for worse, each unit comes with one (1) garage to park a vehicle in and one (1) assigned parking space.** That's it. Back in 1971 when this property was built folks generally had one vehicle per home and not two, three, four like today and the property isn't going to expand and magically turn into a parking lot. So we all have to make the best of the situation and share the guest spaces with the guests. If you are over the two (2) vehicle 'limit' (for lack of a better word as two is all any unit here can physically accommodate as just described above), you and/or your housemates will need to park it on the main drive. Sorry but there's just no way around it.

We've noticed some vehicles parking in the Recreational Parking area at the North side of the property. **Please don't do this or you may just end up being towed at your own expense.** These are not your personal parking spaces just because it's nearby and vacant at the moment.

There are also problems with folks parking in the **parking lot of the Recreation Center** and blocking the drive to the **maintenance shed** on the southwest side of the property. Again, everything just said in the last paragraph applies here as well.

Important Reminders!!!

- Ø Don't forget you can pick up a NACA newsletter by the front door to the Recreation Center after the first Friday of each month.
- Ø Please don't forget to scoop the poop when walking your dog every time! Again, this is one of things that are too often complained about & many folks don't take action on.
- Ø Winter's not over yet so please refer to the Dec./Jan. newsletter for winterization tips. If you no longer have your copy it's posted on the Park's website (see p. 2 for the web address).

Welcome New Residents

We invite you to log onto the Park's website to familiarize yourself with the community at www.pqchoa.com. This is a Homeowners Association (HOA) and with this comes specific rules. Here you will find the association's governing documents, ACC Request Forms, Newsletters, Insurance Certificates, etc. One of the best ways to ease into community living is to review the Associations' Policies & Procedures. If you do not have access to the internet, please contact the on-site office for assistance.

Towing

Elite Towing patrols the Park. If your vehicle is towed you can reach Elite by calling 835-5444.

- Vehicles may be towed by the HOA if: The vehicle has expired inspection/registration stickers or are inoperable or abandoned (notice is give on for these issues). If towed, the cost for recovery is at the vehicle owner's expense.
- If parked in a fire lane/zone, the vehicle may be towed immediately without any warning at eh vehicle owners' expense.
- Also, if you are parked in your neighbors assigned space or blocking their space or garage your neighbor can have your vehicle towed without notice and at the vehicle owners expense.

Trash Collection

Trash is collected every Friday. TDS usually comes very early so trash may be placed in the common area (by the garage door) for collection at dusk the night before and must be removed from the common area the same day as collected. Please make sure you have secured your trash so that a strong wind or animals will not open and create a mess. *If for some reason TDS skips collecting your trash please contact them immediately at 421-1360 and also leave a message with the on-site office (# is below) so that we will also be aware of the situation.* If you need to have large items hauled off please contact TDS directly as well to arrange this with them (this is at the residents cost). Recycling is available by the Recreation Center; cardboard is not a recycling option here and may be taken to Lanier High School (look for the yellow dumpster).

On-Site Office Closures

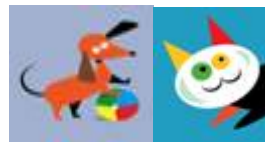
The on-site office will be closed Monday, Feb. 15th, Tues, Feb. 16th and Thurs. Feb. 18th for training. t. Feel free to leave a general voice mail message at 836-1383 or send an email to hollys@allianceonline.net (email will be checked daily for vital messages) and your query will be responded as soon as possible.

If you need assistance during this closure, please contact the numbers listed below under "**On-Site Office Contact Info**"

There maybe an additional office closure in March for vacation but nothing has been decided at this time. If so, a notice will be posted on the door and on the Park's website, www.pqchoa.com. Please use the info above in case you need assistance in Holly's absence.

Dates to Remember

- **Board Meetings** are the 3rd Thursday of each month at 5:00 pm. In the Rec Center.
- **Monthly assessments** are due on the 17th of each month.
- **Fri. 1/15/10: Holiday lights & decorations** should be removed by this date; if not please do so!
- **Sat. 2/20/10: Quarterly Carpenter Ant Treatment** so please make your patio accessible.



Love'Em All Pet Care

Pet care in your home, what could be better!

Susan Wayman, NAPPS Certified Pet Sitter
9508 Quail Village LN - Call 835-5550



Dee's Heating and A/C Service

To ensure that your heating and cooling system is operating correctly for the season, call **Dee's AC & Heating Service** at **310-0588** for a 14-Point check up procedure for only \$39.95.



On-Site Office Information

Office Hours are generally Tues. - Fri. 9 am to 1pm, please call 836-1383 or E-mail: hollys@allianceonline.net Office Fax # 512-836-1550, Park website: www.pqchoa.com

If you need assistance after the on-site office hours, please call Customer Service at 347-2888 or email Holly (see above). For after Hours Common Area Maintenance Emergencies only: 328-6100. For all other emergencies call 911.

The Park at Quail Creek, HOA, Inc., does not endorse any of the paid advertisements.