

# Avalon Woods I

MyPOA  
202 North Liberty St. Suite 101  
Harrisonburg, Va 22802  
(540) 434-6166  
Info@MyPoa.com



## Newsletter

April 2017

### MyPOA Holiday Hours

Memorial Day- Office closed

### Memorial Day Trash Delays

The Memorial Day Holiday will not affect your trash pickup on Wednesday or the recycling pickup on Monday.

### Local Events

Don't forget that JMU's graduation runs throughout the weekend of May 4<sup>th</sup>. The city will be flooded with thousands of families of graduates. If you want to support graduates, details can be found on [JMU's Commencement website](#). For everyone else, it might be a good weekend to either not leave your house or to get out of town!

### Annual Members Meeting Summary

#### Topics Discussed:

- **Board Elections**

Marcy Holbert and Channing Moeller remain on the Board, and Jana Walters was elected to the Board as the Secretary.

- **Trash Issues**

Trash is being discarded outside the dumpsters and therefore is not picked up. Security Camera monitoring and keyed dumpster doors were discussed as solutions, but each of these have been researched, estimated, and are cost-prohibitive, due to the extent of work to be done to prepare for these options. For example, electricity would have to be run to the dumpsters (\$10,000-\$15,000), and consistent monitoring would have to be provided for the Camera

Wednesday of every month) on the dumpster signs and to all owners and tenants. However, we still need your help; please remember to tie up your trash, place it inside the dumpster, and report violations to MyPOA.

- **Visitor Parking**

**Please remember that Visitor Spaces are for the use of temporary guests only (less than 2 days per month).** Routine inspections for violations of this covenant are ongoing. Consider contacting your neighbors to see if they have a designated parking space they are willing to let you use in the event that you do not have enough parking spaces for the residents in your unit. You may also want to consider pay parking alternatives, such as the lot near Target at the mall. Remember to research regulations associated with these lots.

- **Unsupervised Children**

There is to be NO playing in parking lots, parking spaces, retention pond, roadways, or dumpster area:

- a. This includes and is not limited to, bike riding, scooters, skateboards, ball playing, climbing or playing in or around dumpsters.
- b. Young children (under 12) must be accompanied by an adult all times while playing in any common area.
- c. Appropriate areas for play are:
  - i. Personal lots
  - ii. Grassy common area
  - iii. Basketball court
- d. Owners are responsible for upholding rules/damages caused by tenants/guests. Keying each dumpster costs \$2,000-\$3,000, plus the cost of keys



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e. Toys that are left unattended in any common area will be disposed of by the Association.

- **Pet Waste**

Pet waste continues to be an issue in the community. A new Pet Waste Station has been installed across from the retaining wall in an area where waste was increasing. Please report any violations that you may see to MyPOA, and read the article below for information on why this issue is so important!

### Why Scoop the Poop?

American pet owners collectively spend tens of millions of dollars every year on veterinary care and over-the-counter medicines for their furry loved ones. But what many don't realize is that many pet illnesses can be avoided by simply keeping the back yard clear of pet waste.

Besides being a nuisance, uncollected dog waste is a serious problem for our association. Next time you're tempted to leave your dog's droppings on the lawn, please remember these facts:

1. Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.
2. The more residents complain about dog waste, the more time the manager must spend on enforcement rather than serving the association.
3. The appearance and quality of the common areas are known to affect home sales—not just whether and for how much they sell, but how quickly.
4. The Environmental Protection Agency is becoming aggressive about enforcing the Clean Water Act. Uncollected dog waste contributes to this issue.

Dog waste is more than just a smelly and unsightly mess. It's also a breeding ground for infection—especially in dog parks and other areas where dogs frequently gather. Bacteria, worms and other parasites thrive in the waste until it's cleaned up or washed into the water supply. Giardia, ringworm, roundworm and E. coli are examples of such inhabitants, all of which are commonly found in dog feces and are easily transferable upon contact, even to humans!

When pets become sick, contagions are often times passed through their deposits into their own yard. The longer infected dog waste stays on the ground, the greater a contamination becomes. And when this waste is not picked up, pets have a high risk of catching the infection over and over again.

The best thing pet owners can do to help keep their four-legged friends healthy and safe is to pick up after them and to do so in a timely manner.

### Inspection Issues

Here are some tips for keeping your unit safe, attractive, and in compliance with the Avalon Woods I Covenants. Keep in mind that MyPOA will be inspecting these items soon.

- **Doors, trim, and shutters:** Check for faded paint and deteriorating trim, and repair and refresh.
- **Siding:** Clean siding with a pressure washer to keep mold from growing.
- **Decks and porches:** Check all decks, patios, porches, stairs, and railings for loose members and deterioration. Open decks and wood fences need to be treated every 4-6 years, depending on how much exposure they get to sun and rain. If the stain doesn't look like it should or water has turned some of the wood a dark gray, hire a professional.



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- **Window and door screens:** Clean screening and check for holes. Tighten or repair any loose or damaged frames and repaint. Replace broken, worn, or missing hardware. Wind can ruin screens and frames if they are allowed flap and move so make sure they are securely fastened.
- **Landscape:** This is a natural for spring home maintenance. Cut back and trim all vegetation and overgrown bushes from structures. Limbs and leaves can cut into your home's paint and force you to have that side of the house repainted. A little trimming can save a lot of money and time.

### Spring Maintenance Checklist

- **Flower Beds:** Select a limited color palate or add green plants to bring in a natural element. Consider purchasing plants with your neighbors and sharing the cost so everyone has a coordinating look. Use pots to add personalization but keep it simple. Go with pots that have the same design, but add interest with different sizes. Resin pots are a great choice as they aren't as heavy as clay or concrete. A thick clay or concrete pot will be even heavier when filled with dirt and a mature plant! Try going vertical too with hanging baskets to add other attractive features. Check out more great ideas at [Landscaping Network](#).
- **Foundation:** Check foundation walls, floors, concrete, and masonry for cracking, heaving, or deterioration. If you can slide a nickel into a crack in your concrete floor, slab or foundation call a professional immediately.
- **Roof:** Inspect roof surface flashing, eaves, and soffits. Check flashings around all surface projections and sidewalls.

- **Gutters and downspouts:** Pull leaves and debris from gutters and downspouts. Reattach gutters that have pulled away from the house. Run a hose on the roof and check for proper drainage. If leaks exist, dry the area and use caulking or epoxy to seal the leak.
- **Dryer Vents:** Clogged dryer vents can become a serious fire hazard. Dryer vents should be cleaned out yearly. Purchase a dryer vent cleaning brush at a local hardware store.

### ACC Request

If you are thinking about doing any work to your property that would change the outside appearance, you will need to complete an ACC request. This form is required if you want to change the color of your shutters or door, building a fence, etc. The ACC request can be found at <https://avalonwoodspoa.com/> or by contacting MyPOA.com.

