

# Elizabeth Townes Homeowners Association Newsletter: February, 2012

February 1, 2012

Happy February Elizabeth Townes Home Owners! We are pleased to send you a brief update of what is happening in our neighborhood so that all ETHOA members can be continually informed. Any updates to ETHOA can always be located on the Elizabeth Townes Website at [www.elizabethtownes.com](http://www.elizabethtownes.com).

## ➤ **A Message from the Board:**

The Board feels it is of the utmost importance to make everyone in the community aware of anything that affects our community and our homes. We are committed to communicate on a regular basis with all of you. As we are progressing in 2012, we would like to communicate on situations that we experience and why it is important to share the information with homeowners. All homeowners need to understand that the board must be fair & consistent in their rulings going forward.

## ➤ **ARC Request:**

The Declaration of Covenants requires Architectural Control Committee approval of exterior changes and further requires that additions be in harmony with the surrounding structures. Nowhere does it say that everything has to be exactly the same. There are other communities that have this rule, but ours does not go that far. We have to look at the standards set out in the Community Handbook, which are an attempt to capture the gist of the governing documents. Homeowners that request something more non-traditional in the back of their unit needs to be enclosed by a fence. The board also needs to consider drainage issues. Depending on the topography, the changes made could impact drainage across lots.

## ➤ **Roofing Project – Currently Underway!**

The roofers have begun the project to enhance the beauty of our community. They are placing notices on the doors in advance of those homeowners that are next to having their roof completed and what is expected.

- They will ensure all debris and nails are removed from the premises each night.
- They will remove all equipment, shingles and supplies nightly to keep our community free of clutter.
- They will continue to give each resident their contact information so that any resident can call with questions and/or concerns during the process.
- Take a walk around the neighborhood and check out what has been done so far.

## ➤ **Garage Doors**

Enclosed is information on the garage doors that each home has within the community. Homeowners are responsible for their repairs due to wear & tear and damage that have been caused by a car or moving van, etc. Please do not call the management company because it is not an HOA responsibility to fix this type of issue. It is the Homeowners responsibility to handle any and all repairs promptly. When the board request that the homeowner take care of the repairs promptly, we want you to understand why. The entire community is affected by any home that does not do their part to keep our community beautiful. (See Enclosed Attachment)

## ➤ **Heating and Air Conditioning Units**

Please see the enclosed document for a full explanation of Homeowner responsibility when it comes to the ongoing maintenance of your heating and air conditioning units.

Have a wonderful February! We look forward to continuing to communicate with you as we move forward in 2012.