



NEWSLETTER

April 25, 2019



Pool House Renovations Complete: Our Pool House got a facelift recently, which included powerwashing, painting inside and out, a new roof, rotten wood replaced where needed, new doors and new vents were installed to improve ventilation.

A new red telephone will be installed and a new pool rules sign will be added to match the new pool house color.

Spring and Summer Planting Coming Soon:

Look for a burst of color to appear at the front entrance the week of May 6th.

A sprinkling of dusty millers and begonias will be planted at the tip of the entrance.



SWIMMING POOL TO OPEN ON MAY 4TH IMPORTANT NOTICE



Pool Bracelets will be issued between 10am – 12pm at the pool
At that time authorized residents will be asked to sign a Waiver of Responsibility and Pool Rules before a Pool Bracelet will be issued
(This notice is also posted on the Bulletin Board)

The Pleasant Farm Community Pool is for residents and authorized guests only. Only Homeowners who are current with payments of HOA Dues and not currently in receipt of Covenant Violations Notices will be issued Pool Bracelets. Homeowners who receive a Covenant Violations Notice will also have their pool privileges suspended until covenant violation corrective action is completed to the satisfaction of the PFHOA Board of Directors. This suspension is regardless of HOA Dues being current or not.

Homeowners or residents authorized pool access are asked to help police the entry of people who cannot present a current season bracelet or who violate published pool rules.

Anyone who enters the pool without authorized access will have their pool privileges suspended for the remainder of the current 2019 Summer Season.

Thank you for your cooperation and assistance.



Injury Report: Vice-President Ken Barnard is mending slowly. We hope to see him up and about in the coming weeks.



MESSAGE FROM THE PRESIDENT

For the past several months your Board of Directors has been working hard to make some necessary capital improvements to our common areas in an effort to enliven and enrich a renewed sense of pride in our thriving family community. With property values rising and a trend to establish newer family neighborhoods, it's imperative that we all work together to make sure that all properties within Pleasant Farm maintain or keep pace with current home values. Accordingly, we must keep strict compliance with our established covenants, rules and regulations, and by-laws. While we have made efforts to put a shine on our common areas, we've noticed that some homeowners have been neglecting some of the basic rules of acceptability in regards to yard maintenance and structural conditions. Noted here are some of the discrepancies recently noticed:

- Fences in need of replacement, repair, power washing, staining or painting
- Static automobiles (if it hasn't moved in the past 30 days it's static). These vehicles must be moved to a suitable storage facility, moved to an inconspicuous location on the property, or made roadworthy
- Home repairs made without obtaining ARB approval
- Collection of yard debris, dilapidated furniture, appliances, and musical equipment scattered about in yards thus creating an unkempt and unacceptable appearance of the property and not consistent with accepted livability conditions in an HOA governed community.
- Unauthorized banners displayed on the property.
- Grass growing into the road. Lawn edging is required to prevent damage to the road.
- Trash receptacles not stored in an inconspicuous manner, i.e. not stored in a service area or not viewable from the street.
- Mail boxes in disrepair, broken, needing painting etc.
- Homes in need of painting, structural repairs, broken windows
- Unauthorized burning of trash and other debris
- Sewage being drained from a residence on to common property

If you feel any of the above discrepancies apply to you, then they probably do. Courtesy Covenant Violation Notices will be sent to those in violation beginning May 1st with 15 days to correct all deficiencies. If after a 15 courtesy notice the covenant violations are not corrected, a formalized notice will be sent via certified mail. If after 30 days the noted discrepancies aren't corrected, then fines of \$300 will be imposed for each violation.

Let's not let it come to this. No one likes to be the "bad guy" but we have rules and regulations for a reason and it's the "bad guy" who has to enforce those rules and regulations for the best interest of the community. Please remember that your Board of Directors are also your friends and neighbors and must adhere to the same rules as everyone else.

Let's all do the right thing thus making the job of your Board of Directors much easier. For those of you who support these efforts we thank you and look forward to your continued support.

Sincerest regards,
Ron Tucker, President, PFHOA

