

Greetings All!!! ☺

Just thought that I'd go over some things with all of you... Some items are repeated info and some is new and exciting! Now that it is officially spring, I thought I would go over a few reminders with you...

Pet Care & Responsibility...

The largest, **BY FAR**, complaint that I get is the lack of responsibility and care taken by pet owners. For those of you who have pets, **YOU ARE RESPONSIBLE FOR CLEANING UP AFTER THEM!!!** If they poop, you have to pick up the poop **WHEN THE INCIDENT OCCURS** and dispose of it properly (not once a week!). It is not the HOA's responsibility or your neighbor's responsibility to clean up after **YOUR** pet. Your responsibility is **NOT** limited to only the common area. It is your responsibility as a pet owner **AND** a homeowner **AND** a neighbor, to clean up the poop in your backyard on a consistent basis. Now that it is getting warmer, everyone is going to want to open their windows and enjoy the fresh air. Fresh air is not the aroma of poop wafting up to the window from the neighboring back yard. Clean up after your pet!!!

The pet rules and city ordinances also prohibit pets running at large. Town & Country Village's common areas are **NOT** the 'off leash puppy park'. You may not let them run loose and out of control. Your pet may be your 'wittle puppy-wuppy' but let a stranger come into the same area where you are playing, Snook-ems becomes Cujo. What really sucks is that it isn't your dog's fault; it is yours as a pet owner. He is only protecting his master and what he deems his property. Keep your dogs on a leash at all times. It is a \$75 per pet fine to the HOA and who knows how much to the Town of Parker for the ordinance violation. And in addition, you would be responsible for any damage that is caused by your pet. Do not allow your pet to run loose.

One last pet issue and then I'll move on. It is against the rules for you to 'tether' or tie your pet to any part of the town house or fence and allow them to run in the common area. Your pet must be under direct (preferably adult) supervision all of the time in which they are in the common area. Please do not tether or tie your dog in the common area.

Backyard Landscaping...

Please be aware of your landscaping in your backyard. If you have trees, they must be pruned away from the building and off the fence. Your flower beds and dirt cannot be against the fence. You need to install a dam of sorts to keep the dirt away from the posts and /or pickets. The dirt damages both posts and pickets and causes them to rot out at an accelerated rate. We are spending a considerable amount of money to repair and replace fences. Please take care of them! This money ultimately comes out of your pocket in the form of dues.

Just as a reminder since we are fast coming into spring (Today is the first day!!), it is your responsibility to weed along your fence and driveway. I do send out ACC letters and fine if you do not take care of your areas.

Fence Replacement...

We will be moving into Phase 3 of the fence replacement project during the summer. The fencing company will notify you when they are starting your building so that you have the opportunity to move any landscaping in their way. They are **NOT** responsible for the damage caused to your landscaping so please take care to remove, cover, protect, etc. anything that you are concerned might be damaged. This includes pavers, rocks, stones, etc. They must have at minimum approximately 1 ft clearance to any side of the posts and fence. At this moment, it will be mid to later summer before we start this project. There will be more notice when the time comes.

Satellite Dishes...

More and more of you are joining the wonderful world of satellite television. There are rules regarding the placement of those satellite dishes and for the long version, you can find them on our website (<http://www.tchoa.net/Governing%20Docs/Satellite.htm>). The short and abbreviated version is – the dish must be one of two places, 1) on the chimney façade, **ABOVE** the roof line **OR** 2) on a post/tripod in your backyard that is **NOT** attached to the fence. The wiring/cables may not be run all over the roof. They must be installed neatly and discreetly. We just spent a truckload of money repairing and replacing siding, gutters and wood trim and painting the entire project. Let's make the effort to keep it nice.

Your Vehicles...

Just a quick reminder about the parking and vehicle rules, your car must be road legal to start. It has to have current tags, it has to be in good repair (a broken headlight will net you a ticket on the road, therefore, it isn't

road legal, or if it has a flat tire, it isn't in 'good repair', etc.) You may not park trailers or boats, etc. in a Town & Country parking lot. Also, they may not be parked in your driveway. They can be in YOUR garage with the door closed. If you live in one of the areas with VERY limited guest parking, do not park your second and very infrequently driven car in a space that is the ultimate guest spot. Park it away from the hub of activity. The cars must be moved every 14 days.

Air Conditioners / Screens...

All screens must be in the windows. They must also be in good repair (i.e. no rips, tears, bent frames, etc.). If you chose to use a window air conditioner, it CANNOT hang out of the window. It must be inside with the screen in place. If you look around, you can see samples or what will work.

Trash Day / Info...

Our trash day is Wednesday every week. This is only affected by Christmas and New Year's Day (sometimes). You may NOT put your trash out before Tuesday evenings after 7pm. If you do, there is a possibility that you'll get your trash back or a letter and/or bill for its removal. As a community, we do not want to see trash lying around all over the property. If you are evicting a renter, I am aware that you have to put the stuff out and leave it for a minimum of 24 hours. Please let me know what is going on and make arrangements to remove the stuff as soon as the 24 hours are up. If you are moving out, make arrangements to either come back and put your trash out or have someone come do it for you. You have 24 hrs after trash removal to pick up your trash cans. If they are still out there on Fridays, we will remove them for you.

All these things...

Add up to addition costs to you, the homeowner. When the HOA has to clean up dog poop, we pay someone to do it. When the HOA has to send you an ACC letter, we have to pay someone to send that letter.

When the HOA has to remove your trash, we have to pay someone to do it. So basically, when you don't follow the rules and clean up after yourself, it costs the HOA money and in turn, that causes an increase in your dues.

Now on to the fun stuff.....

On the website, I've added a 'calendar'.... http://www.tchoa.net/2008_calendar.htm I will keep it up to date with the fun and exciting events around Town & Country Village. Check it out and notice that the Pool Party will be May24th... The Community Garage Sale is the weekend of June 27, 28 & 29 and the Community Movie in conjunction with National Night Out and the Parker Police Dept will be August 5th.

Also, in the works for the website is an intra-community 'Craig's List' like area. If you have something to sell, buy, advertise, etc. Let me know!! Let's get this started. So if you have something to sell, looking to buy, services to offer, etc. Let me know, I'll get this going...

The Town of Parker is offering FREE phone book recycling from now until April 20th. Drop off your old phone books in the dumpster in the east parking lot of Town Hall. The Town of Parker is holding an E-Cycling event on Saturday, March 29th from 9am to 1pm at Town Hall located at 20120 E Mainstreet. There is a nominal fee for e-waste recycling ranging from \$3 to \$30. Fees are to be paid by check or cash only. For a complete list of recyclable materials and associated fees, go to www.parkeronline.org or for more information, call 303.841.0353.

I will be out of the office all of next week. I will be monitoring the emails while I'm out of town. If you have other questions, please feel free to contact me.

Well folks, Spring has sprung! Enjoy the beautiful weather and the sunshine!! Happy Easter to those of you who celebrate Easter and everyone have a great weekend

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