

Echoes of the Estates
Newsletter for the Estates of the Salisbury
September 2009

Dear Neighbors,

This letter is a reminder that the Board of Directors has developed a list of homes that are in need of repair and properties that need cleaning up. Each of these homeowners has been addressed separately. Most of the items noted in the letters have been taken care of. However, some have not and if the work goes undone, the Board will unfortunately have to take the step of assessing daily fines which can lead to liens on the property. Please do not let it get that far.

Our Protective Covenants address this situation by stating, "It shall be the responsibility of each lot owner to prevent the development of any unclean, unsightly or unkempt condition of buildings or grounds on such lot which shall tend to substantially decrease the beauty of the neighborhood as a whole or the specific area." The Board of Directors further addressed this issue on October 15, 2003, by issuing the EOS Rules and Regulations. Section II, B. restates the Protective Covenants, but also assesses a daily monetary fine for each day until the violation is abated.

The Board certainly does not want to go as far as assessing fines. However, if these issues are not addressed now, the neighborhood will look worse and worse, and home values will certainly be affected. If you haven't already, take a good look at your home and property, and honestly assess what needs to be done.

Sincerely,

Board of Directors
Estates of the Salisbury
Homeowners Association

Monthly Assessment Reminder

The monthly assessment for July 2009 through June 2010 is \$33.00 per month due on the 1st of each month. A late fee of \$20.00 is applied for each payment not received by the 15th of the month.

Online Bill Pay

Did you know that if you use an Online Bill Pay service with your bank that you can pay your monthly assessment dues that way too? In order to do this, please be sure that:

1. It is sent using the same PO Box address where you mail your check.

2. The check needs to identify you by your name and address.

If you have any questions, please call Sheri at 697-6211.

Friendly Reminders...

As a preface, the Board believes that most of the residents in the Estates are doing their best to comply with the rules of the neighborhood and that in most situations nobody is intentionally trying to inconvenience their neighbors or create danger. The following friendly reminders are provided because, in the past, the Board has received or has observed specific and repeated complaints. We think you will agree that all of these boundaries are based on safety, common sense and common courtesy. We also believe that all of our residents want a safe and pleasant living environment.

Safety in the Neighborhood: Please - No Open Burning

We understand that leaf and trash clean up can be onerous, but please remember that open burning of leaves or trash or both is not permitted in the Estates of the Salisbury. The ban is for the comfort and safety of everyone living in the Estates. Of course, this is not meant to ban outdoor grills, smokers, barbecues, chimeneas and similar outdoor equipment used for leisure enjoyment.

Walking Your Best Friend

One of the many pleasures of living in these gorgeous mountains is enjoying a leisurely walk with your pet. Beautiful trees, fresh air, friendly waves from your friends and neighbors, and listening to the birds sing instead of your phone ring. Norman Rockwell couldn't ask for more. The only downside is that you must please remember that walking your dog requires you to remove any "gifts" that your dog leaves. Sadly, this is one of our most common complaints. In addition to being common courtesy, you are subject to a fine for each violation. So please remember to prepare for litter removal by taking a waste bag with you before you start your stroll.

Changes to Curb Appeal & Landscaping

Please remember that any major changes to the curb appeal or landscaping of your property must be submitted to the board for approval before such changes are undertaken. Of course, minor landscaping such as clean up or the planting of spring flowers are certainly permitted, but substantial changes require approval. This is certainly true if you plan to change any grade on your property or modify water runoff. Again, this is to protect the neighborhood as a whole, we are not trying to simply impose our sense of aesthetics.

Parking on the Street

Please be aware that parking on the street should be the exception, rather than the rule. Of course, from time to time logistics or weather require street parking. When this occurs, please do your best to park on a shoulder side of the street, even if this means parking across the street from your home. Please ask anyone visiting or working for you to follow this guideline as well. And under no circumstances should you leave your car parked in the middle of the road. Again, please be courteous and think of your neighbors.

Do We Have Your Communication Preference?

In the future, we will be publishing our newsletters via email as well as posting on the website. However, we know that some of our residents do not have computers and prefer hard copies. Accordingly, please complete the form below and return it with your next monthly assessment payment to ensure that we have your communication preference.

Name: _____

EOS Address: _____

Other Address: _____

Telephone: _____

Email Address: _____

Communication Preference (circle your choice): Mail Email

Please Mail to:

Estates of the Salisbury Homeowner's Association
Post Office Box 456
Naples, North Carolina 28760