

GPOA Update

July 2014

Assessments for 2nd Half of 2014

The invoice for the second half of 2014 is included with this update. Payment is due in the office by July 31, 2014. We appreciate the vast majority of owners who pay on time as this allows us to pay our bills on time! Please call the office if you have any questions regarding your account at 757-547-9229. For your information, **we do not accept debit, credit or telephone payments**, as this would be an additional expense to the association. However, if you bank online, you can set your account up to be paid via check from your bank. Contact your bank for details.

Budget for 2015

The Board of Directors is proposing that the annual assessment remain the same for next year. The operating budget for 2015 will be distributed with the Annual Meeting information in August. Owners are asked to complete the proxy or attend the Annual Meeting to vote on the assessment and any other issues that may properly come forth at the meeting. The Annual Meeting will be held on Tuesday, September 16th, 2014, at 8:00p.m. at the GPOA office.

Monthly Meetings

The regular **Board of Director/Open Forum meetings** are always held on the third Thursday of the month at 7:00pm at the GPOA office. All GPOA residents, whether you own or rent your home are invited to attend. We welcome your suggestions and will try to help with any concerns you may have. Meeting dates are: July 17, August 21, September 18, October 16, November 20, December 18.

The Architectural Review Committee (ARC) meets twice a month—on the first and third Mondays at 6:30pm. Any exterior change to your house or lot that is considered a permanent change must first be approved by the ARC before the change is made. Examples of some of the changes that require approval are the addition or modification of: Sheds, decks, roofs, windows, paint colors, fences, and driveway extensions. However, tree removal and most landscaping changes do not require approval by the ARC. Please contact the office if you have any questions. ARC applications can be printed from the website www.gpoahomes.org and are also available at the office.

Reminders

Do Not Feed the Geese!!! The geese are really leaving a mess on the common grounds and sidewalks throughout our community. **Please, do not feed the geese!** This only encourages them to walk through the grass up the lake bank through the common grounds and onto the sidewalk. In an effort to make it less convenient for them to do this, we are letting the grass grow up around the lake edge. This will also help with erosion.

Lake edges are not to be cut down by homeowners. We are letting the lake edges grow up to help with erosion and geese control. In addition, no plantings or removal of bushes or trees on the common grounds can be done without the authorization of the Board of Directors.

4 Simple Ways to Keep Our Neighborhoods Looking Good

- Mow and edge your yard on a regular basis. This usually means at least once a week. Letting the yard go longer without mowing encourages weed growth. The yard should be edged along the driveway, walkways and at the curb. Make sure to clean up grass clippings and not blow them into the street or a neighbors yard.
- Pick up trash from your yard on a daily basis. Trash that is dropped in or blows over to your yard is your responsibility to pick up and properly dispose of. The newspaper advertisements and other items that are thrown into your driveway must be picked up and thrown away. Do not pick it up and throw it out into the street! If you do not want these items delivered to your home—call the advertiser and advise them to stop. Their number is 757-446-2533.
- Keep all trash stored in the rear yard or garage. All cans should be picked up promptly after collection on Friday. If you choose to not use trashcans (in the townhome neighborhoods) your trash should be placed in a heavy duty trash bag. Do not place the white plastic bags, paper bags or other indoor bags at the curb for pickup as they are easily torn. When they tear—your trash ends up all over the neighborhood!
- Do not place leaves and other yard waste at the curb over the weekend for everyone to look at all week long! These items as well as bulk trash items should not be placed at the curb until Thursday evening.

Reminders:

Utility trailers—open trailers or closed in trailers, are not permitted to be parked on the lots in the GPOA neighborhoods. The covenants and restrictions prohibit trailers, boats, campers, jet skis, etc. from being stored on the lot. They can be stored in the garage or an ARC approved accessory structure. The incidental parking of trailers for loading or unloading materials on an occasional basis is allowed, but trailers that are frequently on the lot or parked overnight in the yard or driveway are prohibited. If you find you need your trailer to conduct your business, you may also be in violation of the covenant that prohibits businesses being operated out of the home.

Chickens—are not considered a domestic pet by GPOA and are prohibited from being on the lot.

Tools, equipment, buckets, trashcans, etc.—should be stored in the garage or back yard when not in use. Keeping such items in the front or side yards or driveway creates an unkempt appearance. Remember the first impression your home portrays is the most important—especially if you are trying to sell your home.

Litter and trash on the common grounds, especially around the lakes is an increasing problem. Please make sure your children pick up after themselves and do not place your household trash near a common ground trashcan for pick up!

New Playground!

The Turtle Rock playground behind Turtle Rock Trace has been upgraded with new equipment! Call the GPOA office if you need directions to the park.

Concerns or questions? - Please call or email the GPOA office with any neighborhood questions or concerns you may have. *We will try to assist you in any way we can!*