

Vineyard Oak HOA Community Newsletter-SPRING 2018

GENERAL DRIVING REMINDER: We have had several neighbors contact us about other neighbors who speed, or skip stop signs. Warm temperatures bring out lots of little ones on bikes and on foot. Please be mindful and go slow and stop at signs! We encourage neighbors to discuss individual concerns with the neighbors they observe not doing the right thing.

SPRING YARD SALE, DUMPSTER DAY, RESTORE PICK UP: We will combine with VON and hold the yard sale on April 28th from 7-12 and the dumpster will be here May 5th from 8-12. The dumpster will be located in the cul de sac at the bottom of Eagle Ridge, directly across from 1439 Eagle Ridge Run. Keep in mind no paint cans, chemicals, yard waste, and be mindful of the contents limit.

New this year, we have Restore coming thru on both the Yard Sale day, and on Dumpster Day. They will come thru at 12. You are to leave anything you want to donate at the foot of your driveway. Label with a sign that says RESTORE. They may not take something that they think they can't sell- but it is worth a try if you don't sell it at the yard sale! Attached to this email are two documents, one that details what RESTORE does take, and one that details what they don't take! If you would like a donation receipt for taxes, they will have them on the truck when they pick up.

Additionally, we are going to have a second dumpster date in late summer/fall.

ANNUAL POWERWASH DEAL: Contact Laura Cushman at Dwylaura@yahoo.com to be added to the list of homes to be power washed by Maryland ProWash. Deadline is April 13th. You do not have to be home on day of service. **In your email please list:** Name, address, email address, phone. It is easier to cut and paste into the spreadsheet for the contractor this way.

ANNUAL WALK THROUGH: Each year, the Architectural Committee does a walk through of the community to note any maintenance required on properties. You may receive a letter after this walk through inspection. Most common concerns are: mold on siding, foundations in need of repainting, overgrown landscaping, collapsed retaining walls in landscaping, excessive weeds in flower beds/landscaped areas, trash cans on driveway/side of home, cracked sidewalk, sink holes, etc. We ask that if you receive a notice, that you address the issue in a timely manner. If you feel you received a notice in error, please contact us.

MAKING CHANGES TO EXISTING PROPERTY: We are all excited when people in the community can improve their properties through upgrades, renovations, and modifications. These upgrades really only increase all of our property values while keeping our homes up to date. However, we need to remind everyone that when you plan to do something, you need to fill out the ARC paperwork prior to making your renovations. The form can be found at our website. (<http://vineyardoak.net/>) Often it is just to make sure that your plans are in keeping with the general style of the neighborhood or to clarify property lines, etc. This includes new garage doors, new front doors, roofs, changing paint on doors and shutters, etc. When you go to sell your property, a resale document is needed that covers the property as you bought it. Failing to have paperwork on file detailing your plans (from modifications hardscapes, patios,

retention walls, ponds, decks, awnings, stone patio fire pits, sheds, fences, just to name a few.) can hold up your home's sale because we then have to back track and have other papers filled out.

With that in mind, and knowing we have several homes who may need to update their records with their modifications, we would like anyone who has done a project to get their paperwork in order just so they are current on what they have done to existing property. And again, we want to emphasize that nobody is trying to prevent anyone from making their home better! But rather make sure that all papers are in order when someone wants to sell their home and generally keeping our neighborhood consistently appealing.

SPEAKING OF SELLING YOUR HOUSE: When you plan to sell, you need to order a Resale package for the next owner of your home. Sometimes your Realtor does this. Here is the link to order one: <http://www.vineyardoak.net/forms/VOHOA-Resale-Request.pdf> It should be completed once there is a buyer.

A NOTE ABOUT TREES: You are not supposed to remove trees from your yard unless they pose a threat to a home or are dead. Forms are on the website for tree modification. Please contact the board should you wish to discuss tree removal. You do not need permission to plant any new trees!

TRASH: Please put cans inside your garage, not on driveway or side of your home. In addition, after trash has been collected, please return cans to the garage. **RECYCLING:** Is on Friday. Please be diligent about securing your recycling. If it is windy, a lid is a must.

NEWSPAPERS: Please pick up your papers from the sidewalk the day delivered. Many end up in the storm drains if left to blow and they all go to the retention pond, which we do clean out ourselves!

PETS: Please keep dogs off your neighbor's front yards, landscaped flowerbeds and islands, and mailboxes. Please **pick up after your dog** and remind children of their responsibility if they are walking the family pet. We have lots of complaints about dog waste being left behind.

CIGARETTE BUTTS: Please discard these in your own trash can instead of throwing on ground. They blow into your neighbor's yards and many have small children and should not have to pick them up. Please be considerate of others.

GENERAL CLEANING UP: Please as you clean up this Spring, take a good look at your property and remove anything that may have become a forgotten part of your landscape! Everyone wants our community to continue to look great! Especially complained about are out of season holiday decorations/lights! Please check stacked stone and repair any collapsed retaining walls or tree enclosures.

Have an item you would like to see in the seasonal newsletter?
Email it to the HOA @ vineyardoakhoa@gmail.com