PM NOTES

PARK MEADOWS ASSOCIATION NEWSLETTER Summer 2013

Staining project at halfway point

Burkland Painting continues to make steady progress on staining houses in the back PM rows. After encountering obstacles, such as having to postpone the start date two times in order to complete preliminary tasks, and then frequently being halted by rainy weather, Nick Burkland and his crew have passed the halfway point.

Coordinating their schedule with Bill Hardman, who has been making advance repairs on buildings, they put final touches on 285, the last house in the north back row, around July 19. They moved directly to the second phase on the south row across the lane at 280. According to reports received by trustees, residents are pleased with the quality of the work on their spruced-up homes.

Look for another progress report in the next issue of *PM Notes*.

Do you know?

How to get rid of carpenter bees...

- --- Drill holes in a block of cedar, attach a piece of twine, and hang the block on a tree near the site of bee infestation. Carpenter bees do not like the odor of cedar, so they will stay away.
- --- Or, brush almond oil on the site of infestation. Like cedar odor, the almond scent repels carpenter bees.

PM Notes would like to hear reports from anyone who tries these methods

PM beautification completed

The landscape committee (Carolyn Ray, Jeannie Joyce, and Fran LaSalle) invites residents to view recently completed improvements to common areas throughout Park Meadows. Implementing design plans by landscaping consultant Nadia Malarkey, the committee worked with Enoch's Tree Service and crews led by landscapers Bob Moore and Richard Funderburg to refurbish both sides of the main entrance, the circle at the end of Park Meadows, and the wooded grass strips along Dayton Street.

Reinvigorating the PM environs involved trimming trees, clearing brush, removing weeds, planting perennials, and adding fresh layers of compost and mulch. The centerpiece is the circle, which has been enhanced with a Winter King hawthorn tree that replaces the redbud, and several native plants.

Whereas recent heavy downpours disrupted the house-staining project at various intervals, the landscape committee and resident volunteers were able to temporarily suspend their detailed watering schedule and let nature do the work for them.

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Maintenance Reminders

Residents are responsible for **maintaining recently installed smoke detectors:

**taking care of plantings they have placed in common areas, as well as personal plantings on their own property; **making sure trees are pruned to prevent leaves from clogging drainage gutters;

**and contracting for personal repairs on their property. Residents may hire Bill Hardman, PM handyperson, but he must charge the resident, not PMA.

AC Service will check salt levels and change furnace filters on October 19.

Update: Foundation Repairs

At the 2012 Annual meeting, a resident suggested that PMA consider getting an estimate for repairing cracks in building foundations. Association bylaws state that homeowners must pay for foundation work on their own units, so trustees pursued obtaining a group rate. The hope was to find someone who would make all the repairs and submit one invoice when the job was completed. Homeowners would then be assessed the cost for their individual units.

Trustees have since talked with Edwards Masonry in Springfield. The company will give a quote for each unit only, however, and there will be no price break for several units. Nor has Edwards indicated when they will provide quotes. Residents who still wish to have repairs done on foundations may contact Edwards Masonry at 937-602-9063.

Notice to PM Homeowners

The trustees have observed an increasing number of unkempt properties in Park Meadows. Problems may include invasive weeds and plantings taking over yards, gardens, and common areas; grass remaining uncut; brush and undergrowth not being cleared; and trees not being pruned.

All properties in question do not share all these problems. In some instances, the situation is relatively recent. Others may be a result of absentee owners being unaware of the conditions. Unkempt yards and gardens not only create an unsightly environment for neighbors, but failure to control growth of weeds and plantings is also a violation of Park Meadows bylaws. [Note: I could find no usable info on

[Note: I could find no usable info on health hazards.]

The PMA Policies and Procedures manual, Chapter 4, Section 4.3, states: "Each Owner shall have the duty of maintaining yards and surfaces of his own Lot.... The Association may issue written regulations to establish reasonable standards for such maintenance. If any Owner fails to maintain his property to those standards, the Association shall have authority, after approval by two-thirds vote of its Trustees, to use the easement created in Section 3.5 to perform maintenance on a privately owned Lot,..charging the cost thereof as a Special Individual Lot Assessment against the Lot."

It should be noted that PMA policy pertaining to grounds care is consistent with Village of Yellow Springs Ordinance No. 672.02. Removal of Plants by Owner (see "Public Notice," *Yellow Springs News*, July 18, 2013, p. 8).

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