

The Withers Grove Homeowners Association Presents

The Grove Gazette

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Withers Grove Annual Easter Egg Hunt April 23th Winget Park Shelter 1



To sign up, please turn in 12 empty plastic eggs
for each participating child
Eggs should be dropped off at

12107 Regent Ridge

Volunteers are needed for the event
Please contact Janice Guckel, 704-969-0593, if
you would like to help

Hunt starts promptly at 9:30 AM!!
Eggs should be turned in to Janice by

Wednesday, April 20th

Following the
Easter Egg Hunt,
meet the Easter Bunny!
Play games & color eggs.



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Current WGHA Board Members:

- **President**
Susan Bailey
704-504-1972
baileysusan@earthlink.net
- **Vice-President**
Kevin Spitzmiller
704-650-6479
- **Secretary**
Steve Chaffin
704-504-5494
schaffin1@carolina.rr.com
- **Treasurer**
Kim Terrick
704-904-7520
- **At-Large Member**
Henry Hollingshead

www.withersgrove.org



A NOTE FROM OUR LANDSCAPPER

Now that spring time is knocking on our door, Planters Lawn & Landscape would like to offer a few suggestions of things you may want to consider doing in preparation for the growing season.

- Make sure your lawn mower has sharp blades, fresh oil, and a clean air filter.
- Apply a pre-emergent plus fertilizer to your lawn at the recommended product rate. This will help prevent summer annual weed infestations (primarily crabgrass). Apply pre-emergent just prior to soil temperatures rising into the 50's. This usually occurs in early March. Crabgrass begins to germinate when soil temperatures reach 50-55 degrees for 3 or more consecutive days. I prefer a split application, the first being approximately late February- early March, and the next application in approximately 8 weeks.
- Tall fescue progresses best when maintained at a height of about 3.5". Established lawns prefer 1" of water per week. Heavy and less frequent watering are more favorable over light and very frequent watering. If your grass is used to receiving water everyday it's root system does not have to work to find water. Therefore, it will not have to build a strong root system making it less drought and disease tolerant. Please feel free to contact us at Planters Lawn & Landscape at 704-363-1774 or

joel@planterslawnandlandscape.com

EMPTY PROPERTIES

Unfortunately Withers Grove is not immune to foreclosed/abandoned properties. Please contact Abbott Management at 704-527-2314 or rgold@abbottexcellence.com if you learn of an abandoned property. The HOA can and does maintain the lawn of these properties, but we have to follow a process that can take several weeks.

Delving into the Mysteries of the Dreaded Property Inspections—by Rachel Gold

RGOLD@ABBOTEXCELLENCE.COM

As most of you are aware, the Withers Grove Property Manager (Abbott Enterprises) inspects our community once a month to ensure that all of the neighborhood - both residences and common areas - are maintained in such a way that protects and enhances the appearance of the community. Property owners are bound by the Covenants, Conditions and Restrictions (CCRs) - governing documents establishing guidelines to protect property values in Withers Grove. Inspections are performed routinely to ensure that all guidelines are followed and that the appearance of the properties is attractive and well maintained. This benefits all homeowners, as well-maintained properties attract potential homebuyers and stabilize property values.

The inspection is a well thought-out process, performed in such a way as to be fair and equitable to all neighbors, without being intrusive into residents' lives. Typically, the property manager surveys the neighborhood looking at the exteriors of the homes. Items of particular interest are landscaping, the maintenance of buildings, and other unsafe or unkempt conditions within the community. Some examples of violations are: deteriorated mulch, weed infested lawns, garbage containers in sight of the street and of neighbors, unapproved structures, and houses in disrepair. Some other common violations are unapproved signage, illegally parked vehicles, lawns needing edging, and common area maintenance such as burned out light bulbs and landscaping issues.

The manager may decide to make homeowners aware of the violation of the CCRs, mindful that the homeowner may not be aware of this restriction because of the complexity of the governing documents. An initial contact is made, with the hopes that the homeowner will respond and correct the situation without further action. Most residents are happy to comply and the matter is quickly closed out. A prompt resolution benefits all residents because less of your homeowners' association assessments are spent on this process. This process is not intended to be punitive, but rather an opportunity for improving the standard of living in Withers Grove!



Grove Cookout

MAY 21ST

Mark Your Calendar

The Withers Grove Social Committee will be hosting a cookout
Saturday May 21st from 5 to 7pm

Burgers, Hot Dogs, Fixins, and Soft Drinks will be provided

Please RSVP by May 18th to:

Debi Combis 704-588-3521 cltcc@tahoo.com- Volunteers welcome and needed!

GENERAL INFORMATION

- Be considerate of your neighbors when parking vehicles in the street. Please do not make it difficult for homeowners to access their driveway or back out safely. Inoperable vehicles are not allowed to be visible in Wither Grove
- Mow grass weekly in growing seasons.
- Treat for weeds in driveways, sidewalks, and lawns.
- Paint shutters/mailboxes to maintain a fresh appearance.
- Real Estate signs are permitted only on the homeowner's property.
- Inoperable vehicles are not allowed to be stored on driveways or the street-only enclosed in a garage
- Please respond to violation notifications to Abbot—email is best: rgold@abbottexcellence.com or the BOD at wghapresident@withersgrove.org

Window Sash — Channel Balance Replacement

Are your window springs no longer working?

A group of homeowners is looking to bulk order replacement parts to attempt better pricing for the neighborhood. The parts will not be installed and are not guaranteed to work in exactly the same way as your existing window balances.

If interested please identify the length needed (printed or stamped on the bottom of your existing channel balances) and quantity of each size needed (there are 2 per window) and send the information and your contact information to Kevin Spitzmiller — 704-650-6479 —kevin.spitzmiller@gmail.com.

Your count and all others from the neighborhood will be combined for pricing. Once a firm price is set, you will be contacted prior to an order actually being placed.



Board of Directors Update

Withers Grove Home Owners Association has had a busy and productive 2011 thus far. As you may know, the Association has several committees and a Board. The five elected board members oversee the processes, establish and allocate the budget, and determine policies for such things as collections and violations. Abbott Management is our contracted management company; they handle all the formal communications and oversee our back office operations. They can be reached at 704-527-2314. The overall goal of the Board is to improve the value of Withers Grove, thereby making it a great place to live. We have a responsibility to you, the members of WGHA to perform our missions with your best interests in mind. We meet once a month. Homeowners are welcome to attend the open session of the meeting. Please contact any Board member should you like to attend or if you have an issue you would like addressed. BOD contact information can be found on www.withersgrove.org or on page one of this newsletter.

As a community we continue to stay financially solvent. A majority of our members are current with their dues. As a reminder, \$100.00 semi annual dues are collected in Jan and July. We do have payment plan options available for those families in need. Please contact Rachel Gold or any BOD member for assistance. Payment plans must be approved by the BOD prior to payment due date. Late payments incur fees and interest so please reach out for assistance before the payment is due.

The HOA has completed several projects so far this year. The railing at Winget Road has been extended over the creek area. The safety committee made this recommendation. The front monuments have new lighting that Duke Energy is in the process of finishing. Dead trees are scheduled to be removed from the walking trail sometime in March. The landscaper has applied weed killer to more common area as we have had an early outbreak this year. We are in the discussion phase for several upcoming projects including walking trail sign installations and common area planting expansions. The BOD serves the community. If you have an idea or suggestion, please let us know.

The Social Committee is hosting the Annual Withers Grove Easter Egg Hunt at Winget Park on April 23rd. More info on page 1. The HOA would like to thank Janice Guckel for chairing this event. The Social committee will be hosting a cookout in May 21st. Thanks to Chris and Debi Combis for their efforts in heading up this event.

The BOD has held several violation hearing this year and will have many more in the months to come. The most common violation we have is weeds in the turf. As you look around the community you will see this is a serious problem. We have had an early outbreak this year. Right now is the time to kill the weeds, then seed in a few weeks. Please see page 2 for recommendations from our landscaper. If you receive a violations letter and act upon it, please contact the board via email wghapresident@withersgrove.org and Abbot and let us know your plan. Improved communication and compliance with community standards will reduce violations and fees and ultimately the overall look of our neighborhood.

We have updated our form of communication with the community. We will still continue to manually distribute newsletters however; events will be notified via phone tree, email and postings. If you have not registered your phone number/email with Abbott, please do so by calling 704-527-2314 and asking for Rachel Gold, our community manager or email the info to any BOD member[see front] or rgold@abbottexcellence.com