

# Quail Crossing Townhomes Newsletter

## May 2022

### Hello Neighbors

The HOA Board did their annual spring walk around on May 5, 2022. We evaluated the landscaping and planting needs for the entire property, and the building and patio wall repairs that need to be completed this summer and fall. If you would like to know if your property has been approved for repairs, or if you would like to point out something that we may have missed, please feel free to contact David McCarty @ Flagstaff Management and he will notify the Board. Below please find a list of items that we would like to point out to all owners and renters, especially those who are new to our community.

### Landscaping

We really appreciate that some homeowners are interested in beautifying the area outside of their patio walls and that are aesthetically pleasing. The Board has voted to permit limited changes to the landscaping around each unit. Any changes to the landscaping must be approved by the board. Once a plan has been submitted, the board will review the plans within 2 to 4 weeks and approve if acceptable. Each request for modification of the landscaping will be reviewed for appropriate plant choice, placement, water requirements and aesthetics. Homeowners who have made changes without permission, and those who choose to make changes can find more information regarding this process on the HOA website.

We are also planning to do a “rejuvenation prune” on the Blue Mist Spires, Potentillas, and Dogwoods, so please don't be alarmed. It will absolutely help those old bushes and plants come back stronger.

Flowerpots, Sculptures, Fountains, Birdfeeders, Bird Houses, Bird Baths, Outdoor furniture, outdoor lighting, Artifacts

Placement of pots of flowers, outdoor furniture, artifacts that are aesthetically pleasing, and well-maintained may be placed by front door entry only. These items should be placed so as not to obstruct walkways, or sidewalks.

Any exterior sculptures, fountains, bird baths, bird feeders, lawn ornaments, outdoor decor, yard art, object d'art or any other similar exterior items must be located within the patio walls or entry area. No Statuary of any kind is permitted in any planting bed outside the patio walls. One Birdfeeder may be allowed. The seed droppings and debris germinate weeds, etc. and can also attract unwanted pests and wildlife. The surrounding areas of these items must be maintained and kept clean by the homeowner. All weeds growing from birdseed in the surrounding area(s) must be eliminated by the homeowner.

### Internal Patio Issues

Homeowners are allowed to do any planting or decorating within their patio walls. It is extremely important that you put nothing on top of your patio walls. The walls are fragile and in need of almost constant yearly repairs, and the water that drips from planters and pots is extremely destructive. If you choose to put up any lights, please make sure they are turned off by midnight. Overhead string light (those that show above the patio walls)

are not allowed. All holiday decorations and lighting must be taken down within 30 days of the holiday. All toys, sporting equipment, indoor furniture, and discards need to be kept inside of the patio walls when not in use.

### **Pets**

People not cleaning up after their dogs has become an increasing problem in our complex. PLEASE clean up after your dog. Aside from the odor and filth, they feces can be considered hazardous material if not cleaned up. It is also important to note that no more than two animals are allowed per unit.

### **Parking Lots**

Keeping the asphalt repaired is a never-ending issue, especially with the growth of all the new delivery trucks. We have done some repairs this spring and will continue to do so as our budget allows. We are planning to restripe and renumber the parking spaces within the next few months. We are also planning to erect some new signs that will help visitors and emergency personal identify the unit numbers.

### **Email Information**

Flagstaff Management, our management company, maintains a website on which there is valuable information for our community. We highly encourage everyone to sign up so that you can receive email blasts and information on any upcoming events that might be pending.

***Update Emails: To receive emailed updates/notifications from the HOA in the future, you will be required to Subscribe on Flagstaff Management's updated website. Please visit [www.flagstaffmanagement.com](http://www.flagstaffmanagement.com) and choose Quail Crossing Townhomes. From there you can Subscribe to Community Updates to receive future emails from the HOA. You must subscribe to receive these updates. All future updates/notifications (Newsletters, etc.) will be sent via email to those owners that have subscribed, so please subscribe today. Thank you, Flagstaff Management, Inc.***

We really try to make sure the property is well maintained and cared for without raising the dues any more than necessary. We realize that you may have an issue that we cannot address immediately, but we will always do our best to take care of all problems as our budget allows.

Please feel free to contact Flagstaff Management with any questions or concerns.

Jerry, Susan, Steve, Amber and Kathy (The Quail Crossing Townhome Board Members)

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