



## **Welcome and Hello to our New and Existing Community Members:**

It's been awhile since our last newsletter. Before we get started, we'd like to take a moment to extend a warm welcome to our newest homeowners and renters, we're happy to have you as our neighbors. We will need your help and support to maintain a safe, beautiful and desirable community for our families to enjoy. We guarantee that you will find a lot of useful information in this newsletter.

## **Stream View Homeowners Association Meetings:**

If any new community members (homeowners) are interested in joining the Stream View Board, please email [StreamviewHOA@aol.com](mailto:StreamviewHOA@aol.com). If you are willing to devote some extra time to help work on any of the community initiatives, we would be happy to have you join us on the Board.

Even if you decide not to join the board, please come out and learn what is going in the community and meet your neighbors (all calendar year 2017 meeting dates are posted on the American Community Management website at [http://a.mwapp.net/p/mweb\\_ws.v?id=82354532&c=32963628](http://a.mwapp.net/p/mweb_ws.v?id=82354532&c=32963628)). Maximum participation will assist the Board with making the right decisions for our community.

The following homeowners comprise the Stream View HOA Board of Directors (BoD):

**Curtis Johnson** – President

Patrick Ott - Secretary

**Abby Stein** – Member At Large

## **The next Board Meeting for homeowners is on April 25<sup>th</sup> at the POCA Community Center at 7:00 p.m.**

This meeting is the Election Meeting to the HOA Board as required by all Homeowner Associations.

## **Trash Bins/Recycle Containers:**

We ask that you properly label your trash bins and recycle containers for easy identification. This will greatly assist you with finding your containers on windy days. Community members are reminded of the following:

- Trash and recycle is picked up on Tuesdays only. Only place trash & recycle containers out the evening prior to pickup. On windy days, properly cover all trash & recycle containers so trash will not blow throughout the community. Trash pickup is delayed one day if Monday on certain holidays. See the following website for additional information:  
<http://www.aacounty.org/DPW/WasteManagement/curbside.cfm>
- Put away trash & recycle containers following pick up (not visible in front of the home).

Trash/recycle containers not removed in timely manner are subject removal by the HOA and not returned.

Pick up and dispose of loose trash around the neighborhood---this is not included in our landscaping contract. This needs to be a team effort---if you see loose trash, please pick it up.

## **Distribution of Newspapers in front of the homes**

We recognize that some delivered newspapers are unsolicited. Whether or not a newspaper is solicited or unsolicited, we are asking that you will remove the newspaper expeditiously.

## **Parking**

Community members are reminded to follow parking rules as stated in the declaration of covenants. Homeowners and renters are expected to abide by the rules, and you are also expected to keep your visitors informed of the rules. Visitor spaces are provided throughout the community and should be shared by all homeowners. Visitor parking is limited to 24 hours in the same space. Violators of the Stream View parking policy will be towed at the owner's expense. If your car is towed, please see the signs at the entrances for towing information. If anyone needs a copy of the rules, the documents can be obtained from the American Community Management Website. Homes that are rental units should contact the homeowner for copies of the documents.

## **Stream View on Facebook/Email**

If you utilize Facebook - please join us at “Streamview Community at Piney Orchard”. The purpose of this page is for homeowners and renters to communicate quickly and to obtain information on such items as home repairs, snow removal, etc.

If you prefer to use email – the address is [StreamviewHOA@aol.com](mailto:StreamviewHOA@aol.com)

## **Communication thru the American Community Management (Homeowners)**

- 1) Go to: [www.communitymanagers.net](http://www.communitymanagers.net)
- 2) Hit the button labeled “ACMHOME”
- 3) Select the “Contact Us” Tab

## **Community Reminder: Neighborhood Aesthetics**

Please help keep the neighborhood clean and beautiful so our community members can enjoy it with their families. As a friendly reminder, please remember the following:

- **Clean up after your pets.** The hill section of the community that leads down to the nature preserve trail seems to be a particular problem area. Significant health risks are associated with pet waste, not to mention the minefield that homeowners and their children must navigate. Common areas within our community offer our children the opportunity to go sledding in the winter months. Do your part and clean up after your pets to help make this a fun and safe winter for our children! Please utilize the pet waste station in our community.
- **Leash your pets.** All pets (to include cats and dogs) should be properly leashed at all times when on Stream View property. Pets allowed to roam the community unleashed pose significant health & safety risks to community members.
- Private trees that overhang the community sidewalk must be pruned for safety and aesthetic reasons as mandated in the covenant.
- Minimize children’s toys or lawn furniture in front yards (we recognize it is more convenient in the summer months)
- If parents allow their children to use chalk, we ask that you refrain from writing on common-area sidewalks, curbs and wooden retaining walls. We also ask that parents, please clean the sidewalks within a reasonable amount of time.
- Refrain from using scooters and bicycles on grassy areas around the mailboxes.
- Do not leave children’s toys/furniture in common areas or in a neighbor’s yard. These items may not be returned.
- During the summer months and particularly during times of drought, we ask that homeowners water the community trees within reach of their property. This will keep the community beautiful and save the community the expense of tree replacement and vendor watering services.



It takes a team effort to keep our neighborhood beautiful!

## **Homeowners Property and Children**

Inform visitors and children of playing in the home owners yards in which permission has not been given. Also, with end units do not take short cuts through yards and remain within the common property between end units.

## **Supervising Children**

We have received concern about children without adult supervision in the neighborhood. Unsupervised children could be reported to the authorities, so please make sure you keep a watchful eye for the child's safety and for the sake of the community.

## **Annual Inspection**

The BoD would also like to take this opportunity to remind you that once a year a committee appointed by the Board and/or Management team conducts a walk-through inspection of the community to ensure that homeowners are following the Architectural Control Policy and Standards and Procedures for our Association. During the inspection process, the team will check the overall appearance of the exterior of each home, as well as the appearance of the front and back yards.

Our intent is to provide each of you ample time to inspect the exterior of your home and attend to any maintenance or cleanup that may be needed prior to the inspection. Examples of the types of things that we will be focusing on are the wood trim of your home, hand rails, deck and/or patio, missing/damaged siding, window treatment, downspouts, roofs, upkeep of shrubbery, low-hanging tree branches obstructing pedestrian traffic, lawn maintenance, mold on the exterior of the home, and excessive storage in the front or rear of the homes.

The inspection this year was conducted on May 26, 2016. If you were notified in writing of a violation, we would like for you to take the appropriate action that is stated in the letter. If questions, see the point of contact in the letter.

If the exterior of your home is not brought up to compliance, the HOA will contract the work out to a contractor and will send a bill to the homeowner.

FYI - The soffits in our community are porous by design, and you DO NOT want to power wash. Oxy Clean was used by a resident (by hand).

As a community, we all enjoy and benefit from living in a well-maintained neighborhood. Besides enhancing property values, the exterior condition of our homes provides a positive first impression to visitors. It is important that each homeowner recognizes their responsibility and proactively does their part to maintain the exterior of their property.

## **Planting Grass Seed**

Information for those who have been trying to grow grass and/or whose yards were cited in the annual walk thru:

In much of the country, grass seed is best planted before or after summer. That's primarily because it's almost impossible to keep new seed moist in the summer without nearly constant watering. The other problem with summer planting is that the soil prep work opens up the area to weed seeds, which readily germinate in the heat. (If you simply must plant in hot weather, mulch the planting area with a light layer of peat moss or similar material to prevent the seed from drying out.)

Where you live, and throughout much of the northern half of the U.S., early fall is the best time for sowing grass. The soil is warm, but daytime temperatures are moderate, making watering less of a problem, and the weeds won't grow. Start seeding in the last week of August and you can push into the first week of October. By the cool days of late October, the new grass should be fresh and thick and strong enough to survive the winter.

Apply a starter fertilizer when you sow the seeds, and then add more fertilizer three to four weeks later. That's necessary because all the watering you do to make the seeds sprout actually leaches the first application of fertilizer out of the top layer of soil, putting the rest beyond the reach of the young roots.

Last but not least, please continue to mow your lawn to avoid unwanted reptiles.

## **Standing Water**

Just a reminder that standing water draws mosquito breeding, so if you have a container or bottle and you want to avoid mosquitoes, please empty. Also, if there is a birdbath in the yard, we would recommend to refill/drain on a regular basis (every other day is recommended).

## **Architectural Approval**

Is required for the 1) change of colors to doors, shutters, siding, etc. and 2) Structures such as fences, garage doors, etc.

## **Sound Levels**

We ask that you are respectful in terms of sounds within your home, because certain sounds can be heard within the adjoining home(s).

Thank you in advance for your cooperation.

Cordially,

At the Direction of the Board of Directors  
Stream View at Piney Orchard Homeowners Association, Inc.