

## **NOVEMBER 2021 NEWSLETTER**

### **SPRING CHASE COMMUNITY ASSOCIATION**

The Fall season is upon us with the cold temperatures and the possibility of snow just around the corner. It is a good time to take care of those vital home maintenance projects and best to be proactive!

- Remove and store hoses
- Clean gutters and make sure downspouts are clear
- Direct drainage away from house
- Have heat pumps and chimneys inspected for problems
- Rake and bag leaves for free pick-up by the city

There are several things to share with our residents and homeowners. Most of the information has been talked about at our Membership meetings but is good to review. The website is a useful source of information and is updated frequently.

- Jacobs Yardworks will be doing the Fall clean-up in the next few weeks as most of the leaves will be off the trees. Robert Hegerty, chair of grounds and maintenance, will try to check their progress to discover problems while they are working.
- The wall of the stormwater pond (Heron Court side) needs to be rebuilt. This will take place in December or January. The ditch to the pond needs to be regraded. That will take place next Spring.
- Glen Heights clearing is in progress. A vinyl fence will be put up to provide a “barrier” between Spring Chase and Glen Heights subdivision. The agreement states that trees will also be planted on our side of the fence.
- Let this serve as a reminder that Spring Chase has a 25mph speed limit. It is also important to come to a complete stop at our stop signs.
- HOA dues will increase to \$452/year in 2022. One bill will be sent out in December for next year.

- Attention Hot tub owners: According to the plumbing inspector of the City of Salisbury, water drained from a hot-tub must be neutralized of all chemicals prior to drainage.

Our 30+ year old homes are showing signs of aging and needing repairs. Many homeowners are replacing siding due to water and weather damage. Many are replacing windows with broken seals. Little by little the homes will be renewed.

- Updated **approved** house colors are posted on the website, available at Sherwin-Williams (Snowhill Road) or from the Construction and Modification committee chair, Jane Whittaker.
- Home Exterior Work Proposal forms **MUST** be submitted for any work being done on the exterior of the home.
- Updated paint colors require that the entire home must be painted to comply with our standards.
- Experts say exterior paint on wooden homes lasts about 5-7 years.

Protect your investment and hold property values by planning for these projects. It is important for the beauty and value of Spring Chase.

Be a good neighbor and contribute by **trimming overgrown bushes and trees and removing branches and leaves**. The violations committee will be sending out letters to those that do not comply with this standard. The goal is to have an attractive community. Our Enforcement Procedure is posted on the website for review.

Any owner or resident with a community concern should put it in writing and give it to a Board member or drop off in the mail slot on the shed. The Board wants to discourage one-on-one discussion to eliminate misunderstandings.

Wishing everyone a safe, healthy, and happy Thanksgiving and Holiday season.

Spring Chase Board of Directors

Contact information available on website [springchasecommunity.org](http://springchasecommunity.org)

