

July 2025 Updates

The Board of Directors meeting was Monday, July 21, 2025.

1. **Fence Repair:** Lehner Woods property line fence maintenance was delayed. The contractor has been on site to mark the sections that need repaired or replaced. The project should be completed by the end of the month.
2. **Street Repair:** The alley paving has been completed. This was the first phase of an ongoing project. The next phase, which will be resurfacing some streets, will be scheduled in 2026. The order of street repairs has not been determined. The Board of Directors has requested better communication and no schedule changes without informing the residents first. Parking pads and the aprons to the garages have always been the homeowner's responsibility. Please refer to the Declaration\Maintenance and Repair (page 8).

Section 2. Limited Common Elements. Except as hereinafter provided and as provided in Section 4 of this Article IX, the Association shall have no obligation to maintain, repair or replace, or bear the cost of maintaining, repairing or replacing Limited Common Elements or components thereof, provided that the Association shall, as a common expense, mow and fertilize grassy areas that are part of the Limited Common Elements that are not enclosed or partially enclosed by fences, walls, shrubs, and like barriers or that are determined by the Board, in its sole discretion, not to be performed at Association expense. Each Homeowner shall repair and maintain all improvements a part of the Homeowner's appurtenant Limited Common Elements and pay the cost thereof. Generally, each Homeowner shall be responsible for, including but not limited to, watering of lawns and landscaping, mulching, tree and shrub trimming, and their maintenance and replacement, flower bed maintenance, and the maintenance and repair of patios, porches and driveway and parking areas.

3. **Geese:** We tried using the recommended non-toxic spray to deter geese, but this was not successful. If you have any suggestions, please drop any suggestions into the Suggestion Box located near the mailboxes.
4. **Ponds/Fountains/Irrigation System:** We have a problem with Muskrats which have damaged the irrigation wiring and will damage the ponds if not removed. Towne Properties is working on a solution to have the Muskrats removed. The irrigation system has been repaired.
5. **Mailbox Units:** The large package boxes do not stay closed once they are opened. Our property manager will contact the post office to find out how to have these repaired. Like the key tags, this could take a long time to resolve.
6. **Exterior Modifications:** Remember to get approval before starting any exterior modifications.

7. **Violations:** Towne Properties presented the Board members a list of the most common violations. Homeowners are responsible for keeping the landscaping around their Condo maintained. Regular maintenance improves the overall appearance of our community. Flower beds need to be weed free, and no shrubs or plants should be growing over the sidewalks. Please trim shrubs and trees. Remove lower tree branches that are extending over the sidewalks making it difficult for walking.
8. **Signs:** Any sign must be placed in mulch beds and no longer than 30 days. They cannot be installed on the grass. Residents are responsible for contractor sign placement. If contractor places in the grass, the homeowner must move it.
9. **Community Yard Sale:** The Association is considering organizing another yard sale. Possibly early September.
10. **Community meeting:** Last year the Association hosted a community meeting in October to review projects, issues, and suggestions from homeowners. We are planning another community meeting this year also in October. Once the date is set, we will communicate the details.

July Yard of the Month

Congratulations to 182 Saratoga St! Steve and Rosetta really care about their home and neighborhood. Looking for ideas for updating your landscape, check out this home. Please submit your nominations for August using the Suggestion Box.