Village at Lehner Woods HOA - October Community Notice

The Board of Directors thanks all homeowners who attended the recent community meeting. Your participation, ideas, and concerns help guide our efforts to maintain and improve our community.

New Property Management Company

Towne Properties will conclude services at the end of 2026. **Effective January 1, 2027**, **Eclipse Community Management** will begin managing our Association. Eclipse will provide transition details directly to homeowners.

HOA Fees for 2027

The 2027 budget is still in development, and it is not yet known whether monthly fees will increase. Rising maintenance and utility costs continue to impact the Association. As a private community, we fund streetlights, landscaping, fountains, and street maintenance through HOA fees.

Community Sign Review

The Board discussed the newly installed "No Parking" signs. In 2027, all community signage will be reviewed and adjusted as needed for clarity and consistency.

Tree Maintenance Requirements

Homeowners are responsible for maintaining the tree in front of their home, including trimming branches that obstruct sidewalks. Notices will be sent to homeowners who need to complete trimming to avoid potential fines.

Lawn Care Updates

Contracted Mowing: Concerns were raised regarding mowing quality and unresolved property damage. The Board will meet with Evoscapes in November to review expectations and performance. Other landscaping companies are also being evaluated.

Individual Mowing: All mowing is intended to be completed by the contracted landscaping company. Beginning in 2027, homeowners must obtain written approval before mowing or trimming areas around their home or neighboring units. Additional details will be shared once the policy is finalized.

Fall Cleanup

- Weather permitting, one final mowing will occur this season.
- Leaf removal is scheduled for **late November**, after most leaves have fallen.

Community Concerns

- **Drive safely:** Obey the posted speed limit and watch for children.
- **Children:**
  - Children may not play in the street.
  - Children may play in common areas only with adult supervision.
  - Please do not let children climb on the trees or throw anything into the ponds.
  - Please keep children out of other residents' limited common areas and ensure they do not touch residents' decorations.
- **Pets:**
  - Pets must be leashed when outside.
  - Pets may not be left outside unattended.
  - Residents have reported concerns about free-roaming cats entering porches and landscaped areas. Please keep cats supervised and under control.
- **Electric Bikes and Scooters:**
  - Do not ride on sidewalks or walking paths.
  - Ride in the street and follow the posted speed limit and all traffic laws.
- **Conflicts:** Residents must not threaten or verbally abuse contractors. Please report concerns involving a contractor or resident to the property manager or, when appropriate, the police.
- **Community Notices:** To share information about a missing pet or another important community matter, contact the property manager. The Board of Directors can post approved notices neatly inside the bulletin board. Please do not tape notices to the outside of the board.

The property manager and Board of Directors can address these concerns only when they receive specific information. Please report incidents confidentially to the property manager and include relevant details, such as the location, date, time, and the address associated with the individuals, pets, or vehicles involved. The property manager may issue notices and, if a violation continues, assess fines in accordance with the community's governing documents. If an incident involves someone from outside the community or presents an immediate safety concern, contact the police as appropriate.