

The Landings at Neuse Crossing HOA
PO Box 37367
Raleigh NC 27627



Grandchester Meadows Inc.
www.grandchestermeadows.com

First Name
Address
Mail Merger

April 9, 2012

Dear The Landings Home Owner,

The 2012 Fiscal Year started on January 1, 2012 and your quarterly assessment payments will be **\$55.00** per payment for a total of **\$220.00** for the year. These payments are to be paid in full by the first of each of these months: **1/1/12, 4/1/12, 7/1/12, and 10/1/12**. These payments will be considered late after the 30th of the month in which it is due and will automatically receive a **\$15 late fee for every month they remain unpaid**. The payment coupons are always available on your community website in case you misplace the original coupon. The main website address is www.grandchestermeadows.com and the community links are located on the communities page.

Although Grandchester Meadows, Inc does not offer automatic drafts from your checking account, we are able to accept debit/ credit card payments by phone at (919) 757-1718. There is a transaction fee charged to the card holder for debit/ credit payments. We would like to encourage all homeowners to visit your local banking institution as most offer free on-line bill pay. Please ensure your Landings at Neuse Crossing address is used as your account or reference number and the payments are mailed to the address below.

Please Complete and Return with Payment

The Landings at Neuse Crossing HOA: 2012 Pay 2 of 4

Amount Due on **4-1-12: \$ 55.00** (\$15 Late fee starts after: 4-30-12)

Please Remit Payment to:

The Landings at Neuse Crossing HOA
PO Box 37367
Raleigh, NC 27627

Updated Contact Information:

Name of Owner: _____

Property Address: _____

Mailing Address: _____

Email Addresses: _____

EARLY SPRING REMINDERS

This newsletter is intended to be an early reminder of spring time activities as well as some advice on how to improve the neighborhood one house at a time. We have had a few cold weather days this winter so it is safe to say we have had a mild winter. As some of the warm weather has arrived early this year, the HOA would like to give an early reminder to the exterior maintenance that comes along with the warmer weather. **The major area of regular concern in your community is the maintenance of the lawn areas.** Home owners should be mowing, trimming, and cleaning up all lawn areas on a weekly basis from approximately March/ April until October/ November. The rest of the year should be addressed on an as needed basis. Lawn areas include, but are not limited to front, back and side lawns, planting beds, and tree swells. Edging along all hard surfaces like the driveway and/or roadways should also be included on a bi-weekly schedule. The clean up process of all these areas after each mowing should include removing clippings from the lawn, driveway and the street as needed as well as removing weeds from all planting beds, tree swells and mailbox posts. Allowing foreign weeds and grasses to remain in a planting bed is only promoting the establishment of the root system and making it more difficult to get rid of. Please be sure to also pull or kill and then remove any grass or weeds growing in the seams of your driveway. Not only does this help the appearance of the neighborhood, but if left to grow in the seams, grass and weeds can eventually crack the cement resulting in costly repairs. Lastly, all dead trees and plant materials should be removed and/or replaced. Landscaping is meant to be a compliment to your home and not a distraction. Allowing dead plants to remain do not create an appealing visual when potential buyers are visiting the community.

Routine mulch applications, as well as seed and fertilizer treatments can do wonders for your lawn. This is the most immediate task that needs to be completed by many homeowners. These three simple projects can be inexpensive and always worth the effort. If you would like professional assistance with your lawn, or have any general questions, seek the advice of a neighbor who has a desirable lawn or send an email to info@grandchestermeadows.com.

You may be one of those many people who wants to get a great service at a great price but don't have the time to meet with ten different contractors. Well, instead of putting off the needed work around the house you should be talking to your neighbors who may have the time to "shop around" because with the addition of a multi home discount everyone wins.

Finally, please take advantage of the warmer weather by evaluating the general condition of your home exterior and consider making plans early this spring to complete any needed cleaning or other projects. Some projects you can easily handle on your own while others may require professional help. Please feel free to contact the HOA or reach out to one of your neighbors if you are not sure what you may need to do.



CITY OF RALEIGH HAPPENINGS and INFORMATION

***Buffalo Road Aquatics Center-** The new facility will be registered under the Leadership in Energy and Environmental Design (LEED) program and will have solar-heated domestic hot water, a green (vegetated) roof, bioswales to handle parking lot runoff, and LED parking lot lights. This will be a 6,000 SF recreational leisure pool, including a giant water slide, vortex, lazy river, lap lanes, zero depth entry, tot-sized play features, volleyball net, basketball hoops, and concession.

***SPRINGFEST-** Free event for all ages! A fun filled day of entertainment, rides, displays, vendors and food for the entire family. This event is organized by the South East community centers. Saturday April 21, 2012 from noon - 4:00 pm at the Biltmore Hills Center on 2615 Fitzgerald Drive Raleigh, NC 27610.

***Raleigh Parks & Rec is on Twitter!** - Follow them @raleighparks to keep up to date on the latest information.

NEW “YARD OF THE MONTH” CONTEST

Beginning in April, the Landings at Neuse Crossing Board of Directors will begin the **FIRST ANNUAL “YARD OF THE MONTH” CONTEST**. Each month, the winner will receive a custom Landings at Neuse Crossing HOA “Yard of the Month” sign to display in their yard as well as a \$20 gift card to Home Depot. There will also be a monthly “Honorable Mention” who receives a similar yard sign to display. This monthly contest will continue through October.

Interested? We hope so! Here is how the contest will work- Each week, your community is visited by your hired management team, Grandchester Meadows Inc. During these visits, they observe and note the condition of lawns and maintenance items needed throughout the community. They will now begin to also make notes on exceptionally well maintained lawns. Here is how the program will work-

During the contest season, Grandchester Meadows will begin to include yard nominations as part of their routine inspections. During the last week of each month, the “Yard of the Month” winner and the second place “Honorable Mention” will arrive home to see the winning sign proudly displayed in their front lawn.

Want to know how you can win? Here are some tips and ideas of what we will be looking for in our “Yard of the Month” winner and “Honorable Mention”:

- *Lush, green, full lawn
- *Proper mulch applications to planting areas and tree swells
- *Pruned and trimmed trees and bushes
- *Weed free planting areas and tree swells
- *Clean and crisp driveways and sidewalks.
- *Significant Overall improvement

We hope everyone is excited as we are to begin this contest. Our goal of this contest is to encourage more positive community involvement and provide inexperienced home owners with a physical example of what they should strive for in their lawn care.



Street Safety

One obvious activity which comes with the warmer weather is children playing outside. This elevates the hazards caused by street parking and speeding vehicles because both pose a threat to these children, as well as other pedestrians. We strongly encourage all parents to monitor their children as well as ask that everyone make every effort to use their driveways and garages for the parking of their vehicles. Residents are reminded to not exceed the speed limit when driving in the neighborhood since the streets are narrow with numerous blind spots. In May, the Raleigh City Council will be voting on the Speed Limit Petition to lower the speed limit in our community.

HAVE IDEAS?

Do you have ideas for the next newsletter? Want to see more social events? Join the social committee!! Please email your information to landings@grandchestermeadows.com

Websites

Have you checked out the new Landings at Neuse Crossing HOA website managed by Grandchester Meadows? This is an open website for to the public. This is a great resource for real estate agents and potential buyers. Simply go to: www.grandchestermeadows.com and click “Landings at Neuse Crossing” from the drop down menu. The Landings still maintains the private website for our community as well. Please take a few moments to login and see what’s new!
landingsatneusecrossing.com