



# HOA QUARTERLY NEWSLETTER

APRIL 2009

## COMMUNITY HAPPENINGS AND REMINDERS

The first open resident Board meeting of 2009 will be on April 23rd from 7:00 to 8:00pm at the Wake Crossroads meeting hall. The board will update residents of this year's happenings and answer any questions about activities and policies.

The Social Committee will host a Resident Pool Celebration on Saturday, June 27<sup>th</sup> from 4pm until 6pm. Details will be posted in June—in the newsletter and at the pool.

Summer is just around the corner ! Remember you and your family that wish to enter the pool area and attend the pool celebration are required to be registered in advance AND show photo identification EVERY time you enter the pool. This year since so many residents complained about having to fill out the form, we are making it optional for those who were here last year. HOWEVER, we cannot guarantee that our records are accurate so opting out means you will risk entry into the pool if your prior registration was lost or incomplete. To be certain of entry—complete and return the enclosed pool registration for processing with any overdue assessments and bills today!

Due to the large number of lessees, we are also updating requirements for renters. Please read these application instructions carefully. Also if you are an owner who rents your residence, you will need to decide who will have pool privileges—you as owner or the lessees. You should expect a 3 to 5 business day processing time for any submitted paperwork. Please include all details—only those identified and permitted under HOA policies will be admitted.

Warm weather also brings with it an increase in outdoor activity. Residents report daily complaints of children playing in the street—please remind your child of these dangers and drivers should be mindful of children crossing the streets. We also experience an increase in vandalism, drinking and drug use, and sexual activity at the pool area, evidenced by the contraband that is left behind and by many who have reported these activities to the police. For their own safety, please keep your children out of this area after dark and call the police (Dial 911 and report suspicious activity or a break in.)

### **FREE LAWCARE PROGRAM**

Like many, you may have trouble keeping up with what to do and when for a healthy lawn. Scotts to the rescue! Go to Scotts Annual Lawn Care Builder Program (do a simple internet search with this title) at their website and answer a few easy questions about your location and grass type and they do the rest. They will email what steps you need to do to provide the best year round care for your lawn totally free.

### **ALL IT TAKES IS A SIMPLE PHONE CALL TO SOLVE MOST ISSUES**

As spring approaches there is generally an upturn in the number of residents needing to report concerns. We truly appreciate residents who take the initiative to keep our community looking great and safe. The following numbers are also always available on the website and are the quickest means of addressing most problems that arise. Those who are not internet connected may want to keep this list as a convenient reference. To report:

Tall Grass/Weeds (Longer Than 8 Inches): City Inspector 807-5110

Dog Barking or Dog/Cat Roaming: Animal Control 807-5433

Illegal Construction: Property Manager 389-7944

Resident Street Parking: Property Manager 389-7944

Excessive Noise: Police 873-2457

Gang Activity or Graffiti: Police Gang Task Officer 807-3904

Lost/Found Pets: Shelters at 772-3203 and 250-1475

Free Trees: Neighborwoods Program at 872-4115

Recycling Issues: Solid Waste Department 831-6890

Trash Bins Left Out: Solid Waste Department 996-6890

Illegal Burning (Non-emergency): 831-6115

Pool Not Opened On Time During Season: Property Manager 389-7944

### **NEW CITY LAW: RENTAL DWELLING REGISTRATION REQUIRED**

All rental properties are now legally required to be registered with the city. Registration must take place between March 1 and April 30, 2009 on-line at the City of Raleigh website or call 807-5110 for more details.

### **EXTERIOR IMPROVEMENTS REQUIRE PRIOR APPROVAL**

Warm weather also ushers in home improvements. Plans to add, alter or remove large scale plantings, mailboxes, decks, fences or other exterior projects often need prior approval. Download an architectural application from the website or contact the property manager at 389-7944 prior to beginning.

### **BEAVER DANGERS PRESENT**

A group of beavers have decided to make their home in the Neuse River tributary area on Hopper. Beavers are creating significant problems statewide, and especially of late in Wake County.

Although we always try to respect the wildlife in the area, beavers create serious potential dangers to residents, their pets and property. There have been cases of beavers attacking and killing pets, seriously injuring people and damaging the environment by tree destruction, erosion and insect overpopulation due to the stagnant water.

As a result, the board was advised by the city and retained the services of a professional animal removal company who is licensed by the state to handle such activities. Although we share concerns about wildlife protection, these are outweighed by the potential harm. Unfortunately, efforts to control these dangers have been thwarted by one or more residents who have illegally stolen traps and related materials put in place by the wildlife company. If you have information which would identify the responsible individuals please contact the property manager or email the board on the website. If you removed the traps, there is an opportunity to return them "no questions asked."

We will be continuing our efforts to restore the natural habitat of the creek by removing stagnant insect breeding water along with the beavers. Please stay out of the area, keep children away from the creek in all areas, keep pets leashed, and advise us of damage to your property. Lastly, we are asking residents to be vigilant, if you observe anyone roaming in the wooded area please contact the property manager immediately (389-7944) with details describing the location and persons involved so that we may act immediately. (You may identify the authorized animal removal men by their marked pick up truck which will be parked along the Hopper overpass area.)

### **GUEST AND PARTY PARKING**

It has been the policy of the neighborhood to have all guest vehicles park on the sidewalk side of the street, if they cannot fit into the resident's driveway. Lately, we have received notices concerning problems for emergency vehicles that were unable to pass because visitors or servicemen had parked on both sides of the street. Please comply with this request for everyone's safety.

### **STAY IN TOUCH AND INFORMED**

New to the neighborhood? Have a new email address or phone number? Please take the time to update your telephone number, mailing and email addresses with the property manager by either sending an email to [drobbins13@earthlink.net](mailto:drobbins13@earthlink.net) or by calling (919) 389-7944.

Dear Residents,

The McKinley Mill HOA pool is staffed by pool attendants who monitor the admission to the pool. This pool is intended for the exclusive use of the owners, residents, and a limited number of guests per household. In an effort to make sure that non-residents are not using the pool; the HOA is requiring that all home owners complete this form and return it **no later than May 1, 2009** to the address listed. Each home owner who responds will be included on the admissions list so that he/ she can access the pool. The Board of Directors does realize that this requires some effort on the part of the home owners but this is necessary to control the use of the pool. Your complete cooperation will be greatly appreciated!

THIS FORM MUST BE COMPLETED NEATLY BY THE HOME OWNER!

Owner Name: \_\_\_\_\_ Property Address: \_\_\_\_\_

Owner Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Email: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Adult Resident (over 18) Name (s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Each owner is responsible for their actions and the actions of their tenants and/ or guests. It is mandatory that all residents and guests using the pool observe all of the McKinley Mill HOA Rules and Regulations which are available through the management company and posted at the pool. By signing below and submitting this form as required you are agreeing to this requirement.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Mail completed form to:

**McKinley Mill HOA  
PO Box 37027  
Raleigh, NC 27627**

FAX completed form to:

**(919) 882- 8739**