

Happy Summer! We hope everyone is staying safe and well and in their spare time enjoying time at the pool. Please read over this newsletter as a reminder of our association rules.

Our community has RULES & BYLAWS registered with Wake County and City of Raleigh. Please refer to our website: <http://harpsmillwoods.org>.

MOST FREQUENT COMPLAINTS & VIOLATIONS

#1 – PARKING ON STREET OR LAWN

Most homes in the neighborhood have two-car garages and driveways to accommodate vehicles, we encourage you to make use of that available space. Bylaws states: “Wrecked or junked or vehicles without current registration are not allowed. Trucks cannot exceed three-quarter ton load capacity. No vehicles may be regularly parked on the street. You must park on paved parking areas.” The Postal workers may elect not to deliver mail if they cannot drive up to your mailbox – we have had complaints from that service.

If the HOA Board, or other neighbor complains about your parking behavior – it has become a regular nuisance and the complaint process will be followed to mitigate the issue.

#2 – MAKING PROPERTY CHANGES WITHOUT ARCHITECTURAL REVIEW AND APPROVAL

Architectural Guidelines must be followed to keep a consistent neighborhood appeal. **A written response from the Architectural Committee is required.** The “Request for Change” form is available on our website at <http://harpsmillwoods.org/rulesbylaws/architectural-review-application>. Follow the directions on the form. **New clarification on personal swimming pools – only in-ground and on case-by-case basis; with signed change form.**

#3 – PROPERTY MAINTENANCE

- Cut your grass regularly
- Keep plants and shrubs trimmed and tidy
- Do not leave toys, playsets, ladders, grills, (etc.) out front when not actively in use
- Trim trees to keep from encroaching on others property

#4 – NOISE: Contact Raleigh City Police, 890-3335 or 911. Do not approach for your safety.

#5 – GARBAGE, RECYCLING & LAWN BINS: To street Tuesday evening, off street by Wednesday evening.

#6 – NOT FOLLOWING THE POOL RULES: Please follow the posted rules for everyone’s enjoyment and safety.

Violators of any rules are subject to fines, which start at \$50 per offence after 2 warnings over a 90-day period. If problems cannot be respectfully resolved, please file a complaint form, which will be handled confidentially by the HOA Board at: <http://harpsmillwoods.org/rulesbylaws/covenants-and-restrictions/> If form does not work, contact Board Member by email or phone (these are posted on our website).

Rental properties – All communication from the HOA Board must go through the Owners on Deed of Record and not the tenants. Owner is responsible for behavior of Tenants and will follow the same violation rules as above.

WHAT DO YOUR ANNUAL DUES COVER?

The pool is open! This is the biggest expense as a neighborhood, so please use it and take care of it. Do not bring your own furniture, toys, and inflatables, unless you take it all home after each visit. We get regular surprise inspections and work hard to make sure we can stay open. If we are in violation – The Pool closes until we are reinspected. COVID may be passing, but please “Do not use the pool if you are sick.”

Landscaping is our second largest expense, and there are several areas around the neighborhood that are maintained by professionals monthly. The other items are all listed on our financial statements and posted on the website each month along with minutes of our bi-monthly board meetings.

Board Member Salaries – **NO**. We are an all-volunteer, self-managed association, which is harder as we are also your neighbors. We are not paid for our time or our skills. We volunteer to enforce the rules and we require all members of this association to help us. We encourage you to come to meetings to hear what we are doing and provide us with information, file complaints as necessary, volunteer for a committee and most importantly be a kind neighbor.

Your dues are specific to the lot and depending on prior payments, your balance may be different than what is posted on the website. It also depends on your special assessment balance. Please contact the Treasurer if you are selling your home for a current statement. treasurer@harpsmillwoods.org

Please make sure the HOA has your correct mailing address, email address and phone number on file. If you choose for us not to publish that phone number; it is your choice. You can email us with any updates: board@harpsmillwoods.org

Enjoy your summer,
Gregory, Bob, Chris, Brenda, and Samantha

Current Harps Mill Woods HOA Board Members