



Traemoor Tribune

Spring 2018

Topics in this edition that may be important to you as a Traemoor Village Townes Homeowner:

- Invasive Plants Must Go!
- Window Panel and Door Replacement
- Landscaping – Update of on-going efforts
- Change to Annual Meeting Date
- Concrete Spalling
- Screen Survey
- A Few Friendly Reminders
- Sewer Clogs – A Refresher Course



Ivy and Other Invasive Plants

A recent inspection of TVT homeowner yards revealed numerous instances of ivy growing in our community. Invasive plants like ivy, kudzu and bamboo can easily overtake existing shrubbery, choking out other vegetation. Ivy can also leech the mortar from brick walls, causing additional damage to your property.

Ivy is not now, nor has it ever been on the list (attached) of approved plants for our community. Your Board has directed Triangle Landscaping Group to spray a herbicide on any ivy found growing in the ground and the HOA will notify the homeowners involved.

We ask any homeowners who are currently growing ivy within fenced or walled outdoor areas to remove it as soon as possible.

Door & Window Panel Replacement

During last summer's inspection of TVT homes, several were found to have rusting metal exterior doors and window panels, the replacement of which are covered by the HOA.

The first work on the impacted homes was begun during the week of April 8th, using ThermaTru products installed by Window Works. ThermaTru was selected because they were the supplier of the original doors and window panels, with sizes available to most closely match what is being removed. The new doors and window panels will feature Low-E energy conserving glass and will be fiberglass covered, eliminating the possibility of rust.

Door & Window Panel Replacement, continued from page 1

Initially, four homes with the worst deterioration have been scheduled for this work so that we can fully determine any potential opportunities to improve the process, prior to moving on to additional homes in the future.

Your Board strongly believes that this crawl-walk-run method will result in far greater homeowner satisfaction. We ask for your patience, in the meantime.

At this point only the oldest homes on Glenmartin and the west end of Middlebrook have begun to show rust. If your home has been identified for window panel or door replacement, you'll be contacted by a Board member well in advance of scheduling work to review the process and responsibilities.

Should you have any additional questions or concerns, please contact either Dana Taylor at Elite Management or a Board member.



Landscaping Update

Triangle Landscaping Group began work on TVT property beginning in February. In addition to removing leaves from common areas and placing pine straw, they have also installed new mulch and done a significant amount of work to our flower beds

and lawns. The homeowner feedback that we've received has been overwhelmingly positive.

Over the years there has been some inconsistency regarding the pruning of camellias in the summer. Triangle plans to prune all camellias within TVT unless you contact Dana Taylor to request an exclusion from the process. We recommend that you call or email her as soon as possible if you prefer to do your own pruning. DanaTaylor@elite-mgmt.com 919-233-7660

Several TVT homeowners contacted workers from our previous landscaping company to do additional projects at their homes and compensated them for these services. With a new company maintaining our property, confusion can easily be created over what is covered by the HOA or the homeowner. We ask that you contact Triangle Landscaping via email at doug@trianglelandscape.com to make arrangements for any work being funded by a homeowner. Please do not contact their workers on these matters. Also, as a reminder, ALL requests for landscaping services covered by the HOA should be routed to Dana Taylor.

The trimming of tree branches that come in contact with roof or houses is covered by the HOA.

As good stewards of community assets, we use our best judgement in accessing each of these situations. Similarly, we look at locations where tree roots are impacting the grass. Often, the best solution is to place mulch in these areas, since there is a strong likelihood that the reseeding will have only short-term results.

We want to remind TVT homeowners to place your branch/brush trimmings at the curb no earlier than Monday afternoon, for Tuesday pick-up by the City of Raleigh. A link to the city guidelines for yard waste removal is below. We encourage you to visit their website.

<https://www.raleighnc.gov/services/content/SolidWaste/Articles/GarbagePreparation.html>

You are cordially invited to the
TRAEMOOR VILLAGE TOWNES

KENTUCKY  DERBY PARTY

Saturday, May, 5, 2018 behind the home of
Darlene Welcker, 8820 Leeshire Lane
5:30pm until 7:30pm

5:30 Race Betting & Complimentary **Mint Juleps**
Bring Small Bills for Betting. 6:46 Post Time

Grilled Hamburgers, Hot Dogs & Shredded BBQ Chicken &
Sides - Soft drinks and water will be provided.
Adult beverages on a BYOB basis.

Entry fee \$10 per person,
cash or check payable to Barbara Hill.
Derby Attire Encouraged.

Please RSVP to Barbara Hill by
April 25, 2018
barbvhill@gmail.com





Change to Annual Meeting Date

The TVT Annual Meeting has traditionally been held in May with the Master HOA Annual Meeting (covering primarily the TV entrance areas) held in November.

To streamline these meetings for homeowners the TV Townes and the TV Cottages HOA Annual Meetings will be moved to November on the same night as the TV Master HOA Annual Meeting. All three HOA Annual Meetings will be held on the evening of Tuesday, November 13th. This timing will also allow the annual budget ratification meeting to be combined with the HOA Annual Meeting eliminating the need for a separate meeting. The Master meeting will be scheduled first and then the Cottages and the Townes meetings will follow to be held in separate rooms at the same time. The location will be the Imago Dei Church at 9200 Strickland Road and the specific times will be announced prior to November 13th.



Concrete Spalling

Spalling occurs in concrete, typically sidewalks or driveways, when the top finished layer is compromised, revealing the aggregate below. The most common cause of spalling is water erosion often from a gutter or downspout or the pitch of a driveway or the use of salt to melt snow. Power-washing at too high a pressure can also contribute to the problem.

While it may not be visually pleasing, initially spalling doesn't effect the structural integrity of the concrete but typically continues to deteriorate over time until it is both an appearance and structural issue.

During our annual inspection, we prioritize driveways that have cracks that can lead to the break-up of concrete, heaving that can cause a tripping hazard for homeowners or their guests and spalling that has advanced to a severe stage and warrants replacement. Concrete replacement is costly and your board manages the scheduling of any replacements to match the funds allocated in the Reserve Plan and to avoid unnecessary increases in homeowner dues.



Window Screen Survey

A survey link was emailed to all TVT homeowners seeking your opinions on a possible change to our community covenants regarding the placement of screens on street-facing windows and adding approval for the use of Phantom-style retractable screens on entry doors.

While there was strong interest in both matters, given the feedback, it is highly unlikely that the required 90% approval vote could be attained for a change to the covenants so the board has decided not to pursue a change to this covenant. The required approval vote changes to 75% after the first 20 years of the HOA's existence so it is possible that a future board could consider a change

With no change to the covenants, you are reminded that street-facing screens are still not allowed within TVT.



HOA Approval Is Required for All Exterior Projects

One of the key missions of your TVT HOA is to protect the value of all our homes. To that end, we want to remind you that you must submit an HOA Architectural Request Form to Elite Management prior to beginning any project that impacts the exterior of your home or lot.

Unapproved projects are subject to reversal at the homeowner's expense. We all have a vested interest in protecting the value of our community, so we strongly encourage you to contact Dana Taylor at Elite Management well in advance of scheduling or committing to any exterior project. For your convenience, we have attached a copy of the Architectural Request Form to this edition of the Traemoor Tribune.

Animal Damage to Homes and Land

Our second reminder is that the HOA is not responsible for fixing any damage to TVT homes or landscaping caused by animals. Repair of critter damage is exclusively the responsibility of homeowners, inclusive of plants and roofs.

A number of TVT homeowners, including several Board members have successfully used the services of Critter Control. They even offer a discount to TVT homeowners.

Critter Control
4225 Bennett Memorial Rd
Durham, NC 27705
(919) 382-0651
www.crittercontroltriangle.com



Ongoing Roof Maintenance

In an effort to keep TVT homes dry and leak free and to extend the usable life of our roofs, ARK Roofing has been working in our community on a unit by unit basis to replace damaged shingles, re-secure flashing, find and fix roof decking rot and replace all plumbing vent boots. Their work was completed this month.

As a reminder, responsibility for the maintenance of skylights (including Solatubes) installed after the initial construction on your home falls to the homeowner. If, in the course of doing work on the roof of your unit, ARK workers discover the need for repairs on homeowner installed skylights, you'll be contacted with an estimate for the repair costs.



Sewer Clogs – A Refresher Course

Each year, a number of TVT homeowners report sewer clogs that require a plumber's visit. While responsibility for sewer and water lines from your home to the street belongs to the homeowner, we thought we'd pass along a few tips relating to the subject.

In our neighborhood, a leading culprit for sewer clogs appears to be tree roots making their way into the line from cracks or poorly sealed pipes at the time of original installation.

Tree roots naturally seek sources of moisture, so any minor opening in a sewer line becomes an opportunity for root growth, flow stoppage, and back-up. There are several proactive measures you can take to reduce your chances of calling a plumber on short notice.

The City of Raleigh has sited flushable wipes as a major cause of clogs. While eventually biodegradable, they often get caught in tree roots and create a blockage. Several residents are using tree root removal products available in the plumbing departments at hardware and building supply stores. ZEP Root Kill is one of the products sold locally and is poured down a toilet or into the sewer clean-out on a quarterly or biannual basis. Be sure to carefully read the warning label of any similar product to determine other potential issues, prior to using.

Additionally, you can insure against the costs of repair. Your homeowners insurance company or local utility company may offer sewer and water line repair coverage. Duke Energy, for one, offers add-on coverage that can be included with your monthly electric bill.

Your Traemoor Village Townes HOA Board Members:

President – Jeff Weber

Vice President – Darlene Welcker

Secretary – Bill Judd

Treasurer – Barbara Hill

Communication - Scott Ginsburg

Traemoor Village Townes HOA c/o Elite Management Professionals, Inc., AAMC

4112 Blue Ridge Road, Suite 100, Raleigh, NC 27612

www.elite-mgmt.com ~ DanaTaylor@elite-mgmt.com ~ 919-233-7660