

Good Evening,

I wanted to make sure you were all aware that the sealcoating is complete and all lots are now open again. Thank you to everyone for your patience and cooperation in dealing with all of the date changes during the project.

I also wanted to send out a few reminders regarding some issues that have been coming up a lot recently.

**Parking** - Now that the sealcoating project is complete, the parking policy is in effect once again. Residents should park in their assigned parking spaces. No resident should be parking in a parking space marked visitor. Any resident parking in a visitor parking space will be towed without notice. Please make sure that all residents are aware of this.

**Rentals** - Owners who rent their townhomes, please remember that all tenant information and tenant vehicle information needs to be sent to management to have on file. All resident vehicles must have a parking decal on display in the rear windshield. If you do not have a decal, please contact me to get one. Resident vehicles that do not have parking decals displayed will be subject to noncompliance fees of \$10 per day for up to 90 days. Again, all resident vehicles must have parking decals. Anyone who sees a resident vehicle continuously parking in a visitor space or that does not have a parking decal, please send that information on to me. An inspection for parking decals will take place soon, so please make sure that your vehicle has a decal.

**Trash** - There have been A LOT of issues with the trash areas lately. Please remember to securely bag your trash and place it in a trash can with room for the lid to close. Every time I have seen trash cans overflowing, I have checked surrounding trash cans and there are several empty. Please make sure you are placing your trash in a trash can with room to close the lid securely. Do not place ANY trash on the ground inside the trash area. If an item is too large to fit in a trash can, it cannot go in the trash area. The trash removal company has stated that if they continue to have to pick up the large items (couches, dressers, appliances, etc.) they will begin charging more. That will mean an increase in dues for all owners. Cardboard boxes should be broken down and placed inside the trash can. Again, if an item doesn't fit inside the trash can, it cannot go in the trash area. No construction material should be left in the trash areas. This includes paint cans. Anyone who is violating these rules will be charged \$50 per occurrence. If this continues, cameras will need be installed, which will cost owners more money. If you see someone placing things in the trash area that don't belong there, please let me know immediately.

**Parties** - I have received reports of multiple large parties in the community over the past couple of weeks, which included loud music, large crowds, speeding vehicles, yelling across the parking lots, trespassing onto other people's porches, sidewalks and patios and trash being left on the ground outside townhomes. While small parties and gatherings are fine, the reports that I received of events that took place over the weekend are unacceptable. The Board would like you to know that they are addressing any issues with the owners of the townhomes in question and it will not be tolerated. Please remember that Braxton Park POA is the home to many families with small children, as well as adults who work early hours. All residents are asked to be respectful of their neighbors and keep in mind that noise travels very easily from one townhome to another.

**Porches/Patios** - There should be nothing stored on back patios, decks or porches. Only furniture in every day use is permitted on patios. No sporting equipment, including bikes and kayaks, should be

stored on porches, patios or decks. Again, an inspection will take place soon, so please make sure your patios, decks and porches are in compliance.

**Pool** - Currently, the plan is to keep the pool open through September 30, 2020. That can change based on the weather or attendance at the pool. Please remember that everyone over 18 must sign in individually at the sign in table, use hand sanitizer upon entry and exiting and wipe down any furniture that was used while at the pool. You must have a pool form on file with management to access the pool AND only those residents listed on the form are permitted to attend. The pool is open for residents only at this time. No guests are permitted.

**Mallard Residents** – Termite treatment will take place on Mallard on Friday, August 28<sup>th</sup> through Thursday, September 3<sup>rd</sup>. Dodson Brothers will be working outside of one building a day during that time.

**Owners and management companies who handle rentals are asked to please go over these items with your tenants.** If your tenants would like to be added to the email group, please have them contact me at this email address and ask to be added.

If anyone has any questions regarding the information here or any other items, please contact me and I will be glad to help you. Thank you all for doing your part to keep Braxton Park POA a great place to live.

I appreciate your time and hope you all have a great evening!

Thanks,

Nikki Pritt, *CMCA, AMS*  
Association Manager

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