

TOWNHOUSE TALK

BELLA VISTA TOWNHOUSE ASSOCIATION

FALL 2017 - EDITION

FALL TRANSITION

Shorter days, cooler nights and changing leaves signal the return of autumn splendor to the Ozarks and the fall edition of Townhouse Talk, your quarterly e-newsletter from the *Bella Vista Townhouse Association*.

This summer wasn't too hot with regular rainfall to keep lawns and shrubs green and healthy most of the season. Recent 'Indian summer' weather coupled with dry conditions have leaves turning and already falling from some trees. We're still having to mow and weed-eat too, so please understand, these transitional periods, particularly summer into fall, challenge our resources. Weather can cause delays, so bear with us as we are working as quickly and efficiently as we can. Your grounds maintenance crew is removing and trimming trees, picking up debris and cleaning internal common areas and perimeters of external wooded areas to make leaf cleanup as prompt and efficient as possible. Most of the leaves fall in a relatively short period of time and we work on a court-by-court schedule so we will get to your area as soon as possible.



DID YOU KNOW, TOWNHOUSE POLICY FOR INOPERABLE VEHICLES, PARKING ON GRASS, PETS, TRASH AND UNSIGHTLY/UNSANITARY CONDITIONS ARE ALSO CITY ORDINANCES?

While the Association works diligently to enforce Policy, it's a growing challenge particularly in older, more densely populated courts with a high percentage of rentals. Most townhomes were designed and built in the 1970's-80's for retirees and as vacation homes.

The major demographic shift that has occurred in Bella Vista over the last 20 years has resulted in many young families purchasing and living in townhomes. With limited parking areas, storage and

SOME OWNER RESPONSIBILITIES



Cleanup of leaves in carports and on decks and patios are your responsibility as we don't want to risk damaging vehicles or other personal property.

Have your gutters cleaned as leaves, pine needles and other debris clog gutters and downspouts and cause damage to your townhouse as well as creating ground erosion.

Please, always walk dogs on a leash, promptly clean up and properly dispose of all droppings. Dog droppings carry bacteria and parasites and can trigger infections in humans, especially children.

Animal Control 479-855-3771
(barking & unleashed dogs)

City Code Enforcement
479-268-4980
(Anonymous reporting)

Republic Services (trash)
479-855-4226, ext 1

PLEASE UPDATE YOUR CONTACT INFORMATION WITH OUR OFFICE.

restricted space, things such as too many vehicles, children's toys, multiple pets, trash volume and generally unkept properties have unfortunately become all too commonplace in some areas.

Bella Vista went from being a village to a city municipality when residents voted for incorporation in 2007, likely in part as a result of rapid growth and changing demographics. Since then, numerous ordinances enacted by the City have helped with enforcement of Townhouse Policy. Typically, if a Policy violation goes unresolved after multiple notices to the resident/tenant and contact is made with the owner or property manager, City Code Enforcement is then contacted. Depending on the severity of the violation and at the Code Enforcement Officer's discretion, one of two courses of escalation may occur:

If the violation is a low-level violation, the resident will receive a letter with information about the violation observed, and requested to correct the issue within seven days from the date of the

The Bella Vista Recycling Center is conveniently located on Pinion Bluff Drive, directly off Highway 71, immediately south of the Town Center exit 98. They accept, newspapers, magazines, cardboard, glass, plastic, steel and aluminum cans and more. 479-876-5343

letter. A follow up inspection will be conducted to reassess the issue. If the violation has been corrected, no further action is required. If the issue has not been corrected, high-level violations will be followed.

If the violation is a high-level violation or has been updated from low-level status, the Code Enforcement Officer will send a letter with the noted violation, steps to correct the issue and conduct a re-inspection date, seven days from the date of the letter. If, after a follow-up inspection, the violation has not been corrected, the Code Enforcement Officer will issue a citation and summons to appear in court.

Obviously, the City's ability for legal action including fines has been very beneficial in resolving major issues with unsafe and unkept properties. City Code Enforcement 479-268-4980.

Townhouse Talk is electronically distributed in January, April, July and October to coincide with the different seasons and services provided by your *Association*.

Your feedback is important, please let us know if there's an issue you'd like addressed in future editions.

Your *Townhouse Association* Board of Directors and staff work hard to provide you with the best service possible. November 1st is the deadline for applying to run for a Board of Directors position. The positions are for a 3-year term and will begin February 2018. Please contact the office for an application.

Please email or call with any questions you may have and attend the regular Board meetings which are held the third Wednesday of each month (second Wednesday in December) at 9 AM at our 2 Cora Circle office in Drake Courts.

For the latest information, please visit our website.

Until next time!

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Corporate Office location 2 Cora Circle Office Hours: 7am to 3pm M-F
Hwy 71/149 exit 98, Hwy 340/Lancashire West, right on Dogwood Dr., right on Cora Circle