

Townhouse Talk

Bella Vista Townhouse Assoc

Spring 2017 Edition

A mild, dry winter

A mild, dry winter has transitioned into an early spring which means it's time for your second quarterly e-newsletter from the *Bella Vista Townhouse Association*. 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 so please let us know if there is a topic you'd like addressed in future editions. Favorable weather allowed your grounds maintenance staff to work consistently on special landscaping projects for townhome owners along with maintenance and improvements to Association infrastructure. With the city-wide sanitation service change to automated curbside collection, the remaining wooden trash bins and corrals were also removed. Traditional spring grounds maintenance including mowing, weed eating

If you're planning any spring planting or landscaping around your townhouse, or maintenance and repairs, be sure to contact our office first.

Please remember that we don't maintain flowers and that they must be planted only in small pots or designated flower beds which you maintain. Shrubs, bushes and small ornamental trees are to be planted in rock beds only and spaced apart so trimming and weed spraying can be effectively performed.

and weed spraying rock beds began in March and we're winding up winter leaf and debris cleanup in preparation for shrub trimming which will begin late April or early May. Depending on the weather, we mow and weed eat most areas every week to ten days, weed spray landscape rock beds every 3-4 weeks and trim shrubs and bushes approximately every six to eight weeks, two to three times a year, concluding in the fall.

By being a good neighbor, you'll encourage others. Let's work together to keep courts and properties as safe and nice as possible. It'll help your property value as well.



- **Keep trash cans, toys, hoses, gardening tools and other personal items picked up and out of grass areas to prevent damage and limit stops for the crew.**
- **Properly dispose of all trash & clean up messes, return your trash can from the edge of the street to your townhome as soon after collection as possible. Leaving cans out by the street is a violation of City ordinance. Do not throw cigarette butts, food scraps, hazardous chemicals or other debris out on the ground.**
- **Promptly clean up and properly dispose of all pet droppings. Pets must be walked on a leash always & leaving a pet outside unattended, on a chain or confined on a deck or patio is not permitted.**
- **Carports, front entries, decks, open areas under decks and patios are not to be used for exposed storage.**
- **You have two (2) assigned parking spaces at your townhouse for your personal vehicles. Parking additional personal vehicles in neighboring spaces, guest/facility parking or on grass/rock areas is not permitted. All vehicles must be operable including current tags. Parking of RV's, boats, motor homes, cargo trailers, campers, trucks or commercial vehicles over ¾ ton is prohibited. Vehicles in violation can be towed at the owner's expense.**
- **Charcoal grills are not permitted on wooden decks. Always dispose of charcoal ashes safely & properly and don't dump them on the ground. There have been 6 fires in just the last 10 years involving 18 townhomes, including 1 fatality, the most common cause being cigarettes.**

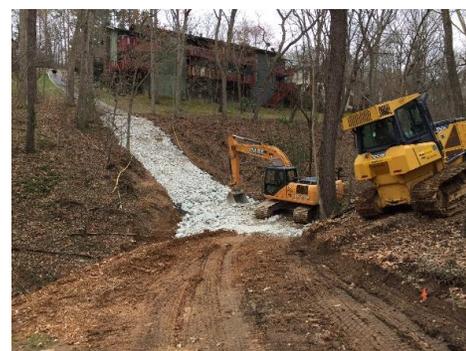
Despite numerous weather delays, work continues to progress on development of greenspace where the old Drake Courts tennis courts were removed next to the Townhouse office on Cora Circle. The poured concrete retaining wall is complete and work is underway to remove and replace the old narrow sidewalk next to the office. The new sidewalk will be 6 feet wide for improved safety and access for those with disabilities. The office parking area on Dogwood Drive is being expanded to accommodate up to 5 vehicles.



As part of the Drake Courts tennis court removal and greenspace development project, ground restoration including large riprap rock and concrete slurry was done to alleviate serious erosion damage in a ravine below a concrete drainage flue on Clubhouse Drive. More than 25 dump truck loads of rock and debris from the ground underneath



the old tennis court was used to fill in the eroded hillside. Virtually all the materials from the removal of the tennis court are being repurposed or recycled. The light poles and fence that surrounded the tennis court will be installed at the Association maintenance facility, the asphalt from the court surface was taken by the POA for fill, and most of the



gravel base under the asphalt was taken by the City for use for road beds.

Unfortunately, every so often someone in a townhome has a personal emergency or passes away and we have no information for a relative or person to contact. Please be sure you provide us with this important information and remember to let us know if your contact or any other relevant information changes.

Your Townhouse Association Board of Directors and staff work hard to provide you with the best service possible. Regular Board meetings are held the third Wednesday of each month, at 9:00 A.M. at our 2 Cora Circle office in Drake Courts. If you have a question or concern, but are unable to attend a Board meeting, please give us a call, send us an email or letter and it'll be reviewed by management and the Board and we'll contact you. Don't forget to check out our website for the latest information.

Until next time, Bella Vista Townhouse Association

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Corporate Office location: 2 Cora Circle
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