

**Kettle Creek Homeowners Association, Inc.**

**Darren@zandrmgmt.com / www.kettlecreekhoa.com**

2018 November Newsletter

Dear Kettle Creek Owner and Resident:

Happy Winter!!

A primary directive of your Association is to help ensure that the general appearance of the Community is kept up through the monitoring of compliance with the Association's Covenants and Design Guidelines. Through this process the Association helps protect the property values of all Owners and helps maintain a higher quality of life and an inviting community appearance.

**Newsletters.** If you aren't getting the occasional community-wide email from Z&R or the KCHOA President (Candace Thompson) please send an email either to [Darren@zandrmgmt.com](mailto:Darren@zandrmgmt.com) or to [candilynn2010@gmail.com](mailto:candilynn2010@gmail.com). Email addresses are kept strictly private, not disclosed to anyone and used very sparingly for time-sensitive or urgent matters.

**Website.** Don't forget to visit and subscribe for future bulletins via [www.kettlecreekhoa.com](http://www.kettlecreekhoa.com). The minutes and finances and other info is also available on this site.

**Speeding.** Please remember the speed limit in the Community is a maximum of 25 mph in optimal weather conditions. There are many families with children of various ages in addition to deaf children that cannot hear you coming and often doesn't notice you, so please keep it slow and safe!

**Small pets.** Beware of letting small pets run loose at night. Coyotes have been spotted in the area. It is the LAW that pets remain on a leash at all times when outside of your home or outside of your fenced in yard. Also, please always ensure you walk with pick up bags so your pets don't litter your neighbors' yards.

**Sidewalks.** Please clear your sidewalks of snow as it's difficult for children to walk to the bus stop in the morning and to walk home in the afternoon when they aren't cleared off.

**Parking.** Please be reminded that parking anywhere on your lot (i.e. landscaping, etc.) is prohibited with the exception of the driveway and garage.

**Street Parking.** Overnight parking on the Community streets, which violates the Community Design Guidelines, continues. Z & R is addressing vehicles in violation, but you can help by utilizing garage and driveway parking spaces at the end of each day. If you have any questions regarding this policy or wish to report any vehicles in question, (or any compliance issues), please direct your correspondence to Darren at Z & R ([Darren@zandrmgmt.com](mailto:Darren@zandrmgmt.com)) to give us the specifics.

**Temporary Overnight Parking.** Governing Documents restrict overnight parking, there are valid needs which merit exemption from the usual rules. If you need to park a moving van or trailer overnight in proximity to your home, please let the HOA know by sending a note to **Darren at Z&R ([Darren@zandrmgmt.com](mailto:Darren@zandrmgmt.com))**. The same applies for family visitors who need to park an RV in front of your home or driveway for a day or two. Just let us know in advance by email.

**Help stop crime.** Keep vehicles in your garage and garage doors closed unless working in there. If you have to park a car overnight in your driveway don't leave valuables in the vehicle or in plain sight. Keeping exterior lights on overnight also helps deter criminal activity. Report crime to the police and also to your HOA so we can let your neighbors be aware.

**Trash Containment and Disposal.** With the high winds, it is very important to ensure your trash is not only placed inside a well sealed receptacle, but also that trash inside the receptacle is sealed in bags to prevent loose trash from being blown all over the neighborhood. Please remember that our neighborhood trash is picked up on Friday mornings. If it's a holiday week, it will be Saturday instead.