

Kettle Creek Homeowners Association, Inc.
Darren@zandrmgmt.com / www.kettlecreekhoa.com
KCHOA President (Candace Thompson): candilynn2010@gmail.com

2019 July Newsletter (3 pages)

Dear Kettle Creek Owner and Resident:

I would like to give a big “WELCOME” to the new residents!

I know some of you have not lived in an HOA before and hopefully this newsletter will be helpful to you. The HOA website (kettlecreekhoa.com) has additional information under “**New Owners**”. And Yes! You have an active HOA Board that *serves you*. We see our role as a privilege, not an obligation.

This Newsletter is going to be much longer than any in the past, I’m sure! (smile) But I felt it was really important to cover so many of the areas in which I did. I ask that you PLEASE read it and know that I am a neighbor as well and care about our community! I have loved living here with my family for almost 9 years now. This neighborhood truly is a wonderful place to live.

As most of you are aware, a primary directive of your **HOA** 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.

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!

Fences. New fence construction requires a plan to be submitted in compliance with paragraph 3.13 of KCHOA Design Guidelines, found on our website at: www.kettlecreekhoa.com.

Yard Maintenance: We have had a wonderful amount of rain lately and it’s keeping our yards and gardens so pretty. That also means that the weeds are very happy as well. Let’s all remember to pull those on a regular basis and keep our properties up to the standard we all like to live in.

Newsletters.

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

<p style="text-align: center;"><u>Help stop crime</u></p> <p>Keep vehicles in your garage and garage doors closed unless working in there. If you must 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.</p> <p style="text-align: center;"><u>DEAF CHILD Signs</u></p> <p>Please continue to be aware that there are 2 signs on Black Elk Way.</p>	 <p style="text-align: center;"><u>PET Clean up</u></p> <p>Please don't allow your pets to use your neighbor's yard as their toilet (any kind of animal waste is bad for plants/grass). Carry bags with you so you can properly clean up after your pets.</p>	<p style="text-align: center;"><u>Trash Containment and Disposal</u></p> <p>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.</p> <p style="text-align: center;">Trash is picked up on Friday mornings.</p> <p>If it's a holiday week, it will be Saturday instead. Please do not leave your containers at the curb for days prior to pick up. This also means once they are emptied, they must get back inside your garage and not left outside for days.</p>
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Parking Guidelines

Those of you who continue to follow the Community Guidelines, thank you! Those of you who are learning all of this for the first time, I truly hope this information is a helpful guide to you.

<p style="text-align: center;"><u>Overnight Street Parking</u></p> <p>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.</p> <p>If you need to report any vehicles in question, (or any compliance issues), please direct your correspondence to Darren to give us the specifics.</p> <p>Please remember there is NO overnight parking from 2-5 am.</p>	<p style="text-align: center;"><u>Temporary Overnight Parking</u></p> <p>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.</p> <p>The same applies for family visitors who need to park an RV/vehicle in front of your home or driveway for a day or two. Just let us know in advance by email.</p>
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How do the Violations/Fines work: *(this is a quick overview and each situation may vary)*

- If someone in the neighborhood reports your vehicle to the HOA Board, the Board is required to investigate the situation.
- Overnight parking and being parked on the street for more than 24 hours without moving your vehicle can result in a \$50 per day fine.
- Warning (1st letter) is sent and then if the violation(s) don't change, a 2nd letter with a fine(s) begins. *Please take this seriously as the fines can add up to hundreds of dollars.*



Teenage Kids & Parking.

A question we are hearing often now as some of your kiddos are growing up and driving. I personally have watched some of your kids become high schoolers and I'm super excited about their future once they graduate! My husband and I have a teenage driver and are sympathetic to your parking 'problem'. Not enough garage space? Driveway not large enough for another vehicle? Your Board realizes these are real problems for some of you as well. However, teenage drivers are not exempt from the Overnight parking rules. Their vehicles must be in the driveway (*far enough up as to not cover the sidewalk*), and/or be in your garage.

ATVs, dirt bikes, Quad runners ... anything off road: Not allowed to be driven throughout the neighborhood for pleasure riding. Please trailer them up and take them to the appropriate spots to be ridden. Thank you!

The new residents... we welcome you! I truly hope you have been happy with your decision to live here. Those of you who have been here as long or longer than me, it sure has been great!

**You are part of an HOA that cares about your quality of living while you
choose Kettle Creek as your home!**

HAPPY SUMMER!!

Candace Thompson
KCHOA President
candilynn2010@gmail.com