



Crown Oaks – Spring 2015



On Point Protection Services is a partner to you and the HOA. They patrol your community to deter crime, help enforce community guidelines, and protect the common interests in Crown Oaks.



Coming soon

New Website for Crown Oaks with up to date info and reports.

Homeowner Survey and Reporting Form to collect insurance and other info, and to get feedback from all owners on future considerations. Your opinion matters!!

Pool Info

Crown Oaks pool is a private facility for Crown Oaks Townhome Owners who are current in paying their monthly assessments; or for their authorized lessee if their unit is leased out and dues are current. The pool was beautifully renovated in 2013/14 and is one of the Associations biggest expenses and assets.

The pool will be open daily from 10:00 am – 8:30 pm. You must have a management issued, numbered, laminated pool pass and security key to use the pool. Passes are not transferable as they are assigned to individual homeowners, however they ARE good year to year if there have been no changes in the residents. If you are a new owner and got keys at closing, please contact us to have them re-assigned. If the key or pass is lost, replacement pool keys cost \$20.00 and pool passes cost \$20.00.

Lemmon Tree Management will be available to issue passes/keys to homeowners, and/or answer questions at the pool, Saturday, May 16 between 10:00 am – 12 noon. If you cannot make it at the above time, please call LaMont Crumpler with Lemmon Tree Management at 919-744-4194 to make special arrangements to get your pass/key. Please don't wait until last minute; Management is not always available to issue passes immediately.

Complete rules for using the pool are distributed with passes and are available for review at www.crown Oaks.org, and posted at the pool gate. Children under 18 must be accompanied by their parent or guardian.

Crown Oaks pool is serviced and managed by Southeast Pools, and a certified pool operator will visit the site daily to check the chemicals and do routine maintenance.

Crown Oaks Owners, this is your pool. Please report rule violations or concerns to Lemmon Tree Management via text or voice at 919-744-4194 or 412-6747 and/or to our security company On Point Protection at 919-851-5700.

Please, anytime at the pool, you should be willing to show your pool pass to anyone that asks to see it. You may be asked by Management, the Pool Company staff, the Security Company, a Board Member, or another Homeowner. This is for the protection of all members. If you are not willing to show your pass, you may be considered to be trespassing. As a member of the HOA, you may bring up to four guests at one time – however you may NOT give your pass to anyone else to use and you must accompany your guests at all times. ****Attn: Landlords and Tenants**

Tenants, the property owner (landlord) must be issued a pass on your behalf. Contact your landlord for further info.

Landlords, You must sign out the pass for your tenants and provide info on approved residents, etc.. Replacement pool keys cost \$20.00. Replacement pool passes cost \$20.00. Landlords, If you get the tenants pass and key back, management will re-issue it free of charge, however you must report the new approved resident's names and ages, etc.

May 3, 2015

*One thing we're sure of - no one likes to be told what to do!
..... Having said that, no one wants to have to tell you what to do either – be informed ☺*

Crown Oaks is an organization of 134 individual homeowners; a Homeowner's Association. The HOA is made up of mostly owner residents and some owner landlords - all equally bound by governing documents tied to the deed of their properties. Whether you are an owner resident or lease your home in Crown Oaks... **Please, be a good neighbor, review the following reminders and check yourself and your property.**

The Crown Oaks HOA Board of Directors, along with Lemmon Tree Management, works to protect and enhance the living experience in Crown Oaks Townhomes. In order to accomplish this, rules and guidelines are needed to maintain the value of your home, investment, and promote positive neighbor relations in a community with shared common areas. All the governing documents and rules are available at www.crownoaks.org.

Thank you in advance for your attention and cooperation.

Below are bullet points on the issues most often at question.

- **QUIET ENJOYMENT - ALL RESIDENTS** are entitled to quiet enjoyment and ALL should be mindful not to create any situation that may become a nuisance to another resident. Be aware of shared walls and noise from TV, Stereos, gatherings, kids, etc.
- **PARKING LOTS / STREETS** – Private streets - Respect reserved spots – Sorry but NO play or recreational activities of any kind are allowed in parking lots/streets, i.e. biking, skating, scooting, balling, hanging out.
- **KIDS** must always be supervised when out on Crown Oaks Property – Crown Oaks has a great tennis court and pool but does not provide a playground; there are many parks in the area. No play in trees, private streets/ lots/common sidewalks or around others property. Supervised play only in open green areas.
- **POOL** – Must be current on HOA dues and have management issued pass and key to enter.
- **TENNIS COURTS** – Tennis ONLY – no other activities. Get a couple racquets and chase tennis balls!
- **WATER / SEWER** - Leaks, back ups, low pressure, high water bill, roof leaks – Report to management – shared responsibilities may be involved. Old Pipes - Please don't flush anything other than toilet tissue.
- **GRILLS** – Make sure grills are used far away from siding or decking and are monitored until cool.
- **CIGARETTE BUTTS**, Do NOT throw them down anywhere on CO property, especially in straw near your home... FIRE HAZARD!!! Dispose of properly.
- **TRASH CANS** – Out for city pick up and promptly returned and stored **BEHIND** your home, they should not be seen from the front of the building. **No dumping of furniture or other items on curbs.**
- **PETS** – leashed at ALL times, **walked to Non-Turf (non-grass) area** whenever possible – urine kills grass. **Poop immediately picked up by all pet owners.** Pets may NOT be tied up outside or housed unattended on decks or porches. Please do not leave food outside for any animals. No baby gates left on decks.
- **AUTOMOBILES** - May not be stored (unmoved for 15 days). Must be road worthy, with current tags, inspected, and free of leaks. Only emergency repairs (tire, battery) allowed on site; no maintenance or other repairs in parking lot. **COMMERCIAL VEHICLES** – The governing documents tied to the deed of the property state that commercial vehicles may not be routinely parked on Crown Oaks property. Please make other arrangements for work vans, trucks, taxi's etc. **Trailers, Boats, etc.,** are also not to be parked in CO.
- **YOUR HOMES APPEARANCE** – From the outside – Screens should be free of tears or removed - Neutral color blinds or drapes - Consistent window grates, either have all or none on each floor.
- **PERSONALITY PIECES** – Limit the number of personality items in front of your home. The front yards are limited common areas, and chairs, toys, fencing, planters, butt cans, etc. should not be left out in front in the yard.
- **EXTERNAL CHANGES** to building or front yard – Must be approved in writing – **INCLUDING SATALITTE** dish installations. Architectural change request form online at www.crownoaks.org.
- **QUESTIONS ???** – email community manager at crownoaks@lemmontreenc.com or call or text LaMont 919-744-4194 or Mary at 919-412-6747.

Distributed to all homes in Crown Oaks HOA 5/03/2015