



## **LAUREL PARK PLACE WINTER 2024 NEWSLETTER**

The first Newsletter of 2024 - HAPPY NEW YEAR TO ALL! Here is hoping that this year brings all good things to our community, our city, our state, and our country.

For the newcomers, and in an effort to keep everyone informed and in the loop, it is necessary to repeat some information from Newsletter to Newsletter. Your patience and understanding in this regard are always appreciated.

### **Social Life:**

Our Social Committee closed out the year with a bang. The holiday party was held at Sol Y Luna and was well attended and a great success. Good food and good fellowship prevailed. A big thanks to Jan Woodruff and her Committee for all their hard work which resulted in a fun night with trivia games and prizes.



The coffee get-togethers have been enjoyed, typically at the Dixie Diner on the second Tuesday of each month at 10:30.



The Social Committee is considering changing the monthly coffees to an afternoon happy hour for the summer months, just as a change of pace, giving those who can't attend in the mornings a chance to participate. Location will probably be at Sol Y Luna, which is so convenient. More info will be forthcoming.

Stay tuned for what social events may be in the works for this year.

### Board Elections:

The Annual Meeting was held in December, with nomination and election to fill two board positions. John Pezzano had submitted his name as a candidate, along with

Jan Abrams. There were no other nominations from the floor and John and Jan were elected. Subsequent to the elections and after the Annual Meeting, both Elyse Meltz and Gary Lowder resigned from the Board for personal reasons. Replacements were found, resulting in the appointment of Helen Stewart and Heidi Hunn, both of whom will serve out the terms of Elyse and Gary. Helen will serve as Secretary and Heidi as Treasurer. Thanks to both Helen and Heidi for stepping up.

### Pending Work Around the Community:



The biggest job has obviously been the improvement to the underground drainage on East Park Place. It was a necessary inconvenience for a bit, but should improve things substantially, and was entirely paid for by the Town of Laurel Park. Thanks to all those residents for being patient while the work was done. This improvement did not cost the HOA a dime.



### Committees:

Current Committee Chairs are as follows: Building Committee - Sonya Cole; Landscape Committee - Dave Swink; Social Committee - Jan Woodruff; Webmaster - Gail Boyton; Nominating Committee & Newsletter Editor - Marianne Michelin. Committees are always ready to welcome any who wish to contribute their time.

If you have a question or need, please use the Appfolio portal to communicate with Management. This will serve to expedite the matter, making sure there is a record of the issue, and is the best way to communicate rather than emails or texting.

## Ongoing Issue of Speeding:

There have been several incidents just since the first of the year of either direct hits or near misses of mailboxes and curbs. This is a serious problem with a potential for tragic results - we have dog walkers and a toddler in our community. Although this is mentioned as a reminder in every Newsletter, people aren't slowing down to the posted speed limit of 15 mph. Because of this, the Board is looking into the possibility of speed humps to address this. Also worth noting, it is North Carolina law that whenever an incident causes \$1000 damage to personal property, it **MUST** be reported to the police.

## Landscape Life:



With the resignation of Bob Boyton as Landscape Chair, Dave Swink has agreed to chair that Committee. Jan Abrams is working with Dave for a smooth transition.

## Of Local Interest:

\* For those of you who are Facebook users, there is a Hendersonville, NC page where much useful information of local interest is shared. You can often find recommendations of everything from hairdressers to electricians to massage therapists to pest control. This can be very helpful, especially to newcomers.

\*Have the Biltmore Estate to yourself! The Christmas decorations are gone after the first weekend in January, but so are the crowds and higher ticket prices. A good time to visit this treasure that is practically in our backyard!

\*If you have youngsters visiting, remember to check out Moonshine Mountain, 5865 Willow Road. Just \$40 for two hours of child friendly, snow tubing fun on 500 feet of snowy slopes. Food and drinks are available.

\*The Visitors Center on Main Street is also a good place to check for upcoming activities. They are undergoing a face-lift but there is a temporary building open.

## Helpful Suggestions & Info:



\*If you need someone to do some work at your home and don't quite know who to

call, here are some suggestions:

- 1) Ask a neighbor for a recommendation. There are even members of our community who are able and happy to do work 'on the side' and some of whom are licensed.
- 2) Call Worthy Association Mgt. for a recommendation. They deal with multiple associations and many contractors. We, and other associations, pay them for their expertise in finding good, honest contractors for all sorts of work.

Before making blind calls to plumbers, electricians, HVAC techs, or handymen, or if you are not sure if work such as duct cleaning or other work really needs to be done, check with a neighbor who might have had a similar experience.

**WEBSITE!** Remember to check out our website for lots of useful information. [www.laurelparkplace.org](http://www.laurelparkplace.org). Gail Boynton keeps it updated with good information. .

\*Are your **smoke detectors** more than 10 years old?



If your smoke detectors are over 10 years old or chirp when they shouldn't, it's time to do something. NEVER disable them as they are critical to your safety. Chirping is usually a sign that batteries need to be changed. But it could mean the smoke detector is beyond its useful life.

Valley Hill Fire Department will check the smoke detectors of anyone who wishes them to do so, and will also replace batteries and provide up to 4 new ones, all free of charge. 828-692-2581

\*Garage Doors - A power failure can cause a garage door to automatically open and this could happen when an owner is away. If anyone is interested in learning how to prevent this from happening, please give Eddie Leach a call - 828-692-2344.

**Some Hellos** 🗺️👋 **and Good Byes:**

We said goodbye to longtime resident, Jim Lednik, 386 LPP, who passed away, and his family subsequently moved. Ferrell Asbell of 376 LPP also recently passed away. Welcome to new owner Audrey Brendel.





## Important Reminders Worth Repeating:


\*It is the policy here at Laurel Park Place that homeowners are to address any issues, complaints, concerns to Worthy, **through Appfolio**, who will then coordinate with the appropriate committee in an attempt to resolve same.

\*It is important to remember that we own the footprint of our homes only; the area surrounding our homes is actually common area. It may be particularly difficult for those coming from single family home living to town home living to come to terms with the fact that it is not actually "your backyard", "your tree", etc. but HOA property. Any changes or modifications **MUST** be submitted to Worthy for approval by the Board. Homeowners may find themselves subject to fines for violations of these rules and covenants.

\*Remember, grilling is **not** allowed on decks and patios. This is not just an HOA rule, but also a NC fire code regulation and is even more important in a community where units are in such close proximity to each other. You will not only be endangering your unit but also that of your neighbors. Grilling is permitted on driveways - an easy option by storing your grill in your garage and simply pulling it onto the driveway when needed.

\*If there are homeowners/residents among us who are unable for any reason to keep up with any yard or home matters, let your Association know... there may be volunteers among us willing to lend a hand. 

\*We are fortunate to have several residents who have contributed their time and effort into beautifying common areas within our community. It is much appreciated. Always remember, though, before doing **anything** in or to a common area, approval **MUST BE** obtained from Worthy or the landscape committee, which works in conjunction with the Board. This includes any modifications to yards as yards are HOA property. 

 \*Remember to check your dryer vent for lint accumulation. This is not just an efficiency issue, but also a fire/safety issue. An ounce of prevention - always worth it!

\*Live-in caregivers are permitted under the Covenants of Laurel Park Place. However, residents must register caregiver information, identity, etc. with management, and care-givers must park in that unit's guest parking spot. Vacation rentals, such as VRBO and Airbnb are absolutely **NOT** allowed and are specifically prohibited under our Covenants.



\***OBEY SPEED LIMITS & PLEASE DON'T SPEED or TEXT AND DRIVE!** Signs are posted for a reason; please be considerate and watch your speed driving in the community. The signs are posted for a 15-mph speed limit. The consequences could be deadly and no one wants that. Also, parking in cul-de-sacs should be avoided as it makes it difficult for emergency vehicles to maneuver.



\*In the interest of keeping our property and lawns looking tip-top, please refrain from parking on grassy areas, and kindly ask your guests to honor this as well. If you need extra parking at any time, check with a neighbor - someone is usually willing to "lend" their space on a temporary basis.

\*Always, always submit requests for approval for any exterior changes, including plantings, railings, steps, etc. **PRIOR** to commencement of any work. Please put the request in writing. Your written request is an important matter of record-keeping for both your protection and that of the HOA.



\***IT IS ABSOLUTELY REQUIRED** that owners pick up after pets when walking them. This is not optional and does not mean tossing waste into the woods! Besides being a rule, it is simply common courtesy and also a part of responsible pet ownership. We are fortunate that pets are allowed at LPP so please do not take this for granted. Dog owners are asked to walk their dogs either along the road or in common areas as much as possible to prevent spotting on lawns. It would be a good idea to carry a bottle of water with you as you walk your dog - just in case it happens to relieve itself on someone's lawn, pouring the water on that spot can help dilute the urine and thereby preserve the grass. Also remember, leash laws apply to cats as well as dogs!!



\*Trash and recyclables are picked up on Thursday mornings, often as early as 7:30 a.m. If at all possible, please put trash out that morning no later than 7:30 a.m. and it is recommended that a hard-sided trash container be used. This is especially important when placing trash at the curb the night before. Crows

or other critters will tear into trash bags as they sit at the curb and it makes quite an unsightly mess to have to pick up. For recycling, collectors request that you use the **blue** bags for all items that will fit (found at most grocery stores, Sam's, etc.).



\*When driving in the neighborhood, watch out for the wildlife - we have deer, the occasional bear, and lots of turkeys, who seem to think they own the roads!

**A word of humor from your Editor:**

"I get enough exercise just pushing my luck"



Jan Abrams - President  
John Pezzano - Vice-President  
Heidi Hunn - Treasurer  
Helen Stewart - Secretary  
Jim Miller - Member at Large

Gail Boyton - Webmaster  
Marianne Michelin - Newsletter Editor