



**LAUREL PARK PLACE
SPRING 2024 NEWSLETTER**

It is safe to say winter, although a snow-free one, is now in our rear-view mirror!
Welcome spring!

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:

The coffee get-togethers have been a great success, with neighbors showing up to enjoy the fellowship. They have been held on the 2nd Tuesday of the month at 10:30 at the Dixie Diner. The Social Committee is changing things up for the summer from the monthly coffees to a happy hour at Sol Y Luna. The first one will be Tuesday, May 14th at 4:30 pm, continuing on the second Tuesday of each month. This will also give those who haven't been available for the morning get-togethers a chance to participate. As with the coffees, everyone will pay for their own orders.



*Next, the SC would like to invite everyone to the Burnt Shirt Vineyards on Thursday, May 30th at 4:00 p.m. This will be a self-pay event, and an opportunity

to socialize together. The venue has a lovely kitchen, offering many options. Here is a link to their menu - you will need to scroll down to the Thurs - Sun options: <https://burntshirtvineyards.com/hendersonville/vinters-table-menus/>

*Also, stay tuned for information on a possible visit to the Fairy Walk at Bullington Gardens sometime this summer.



Pending/Ongoing Work Around the Community:



After the drainage project on East Park Place was completed, the Town of Laurel Park has now also completed the repaving of East Park as planned.

The Building Committee has completed their walk-around. Many thanks for their efforts. They have reported back to management. This is also true of the roofing inspection recently completed, with results going back to Angel. The report is also available on the portal, referenced by each address. Repairs will be scheduled as necessary.

Committees:

The Board, after thoughtful consideration, has made a decision to combine the Building Committee and the Landscape Committee, forming a Building and Grounds committee. Chairing this Committee will be Dave Swink.

Other committees and chairs: 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.

Landscape Life:



The application of mulch was modified this year to include only the areas around the entrance. This decision was arrived at after careful consideration and

discussion, because of the build-up of mulch in beds over the years. This build-up can be harmful to plants and shrubs, if not tilled back into the soil. Owners are free to till their beds and add their own mulch if they so desire, as long as it is the typical brown mulch used in previous years. A reminder that any annuals and perennials planted in beds are owner responsibility to maintain. Any shrubs or trees **MUST** be approved before planting.

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.

*The 2024 edition of **Cider, Wine & Dine Weekend** takes place **April 19-21**, when several local wineries and cideries partner for a signature weekend of cider, wine and food. Artisan hard cider and award-winning wines are showcased with a full schedule of tastings, tours, new releases, picnics, pairing dinners, live music, orchard hikes, vineyard yoga and more.

*A wonderful annual local festival - **The Garden Jubilee**, is only weeks away. Always held on Saturday and Sunday of Memorial Day weekend on Main Street, it is a gardener's delight. Many local garden centers have booths, as well as some from nearby areas. Plants, crafts and garden art for everyone.

*Spring and summer means **Farmer's Markets**. The **Hendersonville Farmer's Market** opens on May 4th, from 8:00 a.m. - 1:00 p.m., 650 Maple Street in the historic 7th Avenue District. Other area Farmer's Markets include the **Tailgate Market** on King Street, **Etowah Lions Club Farmer's Market**, 447 Etowah School Road, and **Flat Rock Farmer's Market**, 1790 Greenville Hwy., Flat Rock.

*The Annual **Bearfootin' Art Walk** will reveal 20 new bears on May 8th, 5:30 p.m. - 7:00 p.m. at the Welcome Center Stage, 201 South Main Street.

*The popular **Rhythm & Brews** concert series will start again in June and run through October. The free concerts are held at the south end of Main Street on the third Thursday of each month. In addition to music, there are food trucks, craft beverages and even a Kids Zone.

*The free **Music on Main** concert series kicks off on June 21st at the downtown Visitors Center. Held from 7:00 p.m. - 9:00 p.m. on Fridays, bring a chair and enjoy the music.

*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. 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.

Important Reminders Worth Repeating:

***Speeding!** Can't speak to this enough...especially since 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.  OBEY SPEED LIMITS & PLEASE DON'T TEXT & DRIVE! The Town of Laurel Park will be approached about the possibility of painting white lines along the sides of the road, in the hopes that this will help drivers, especially at night. 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.

*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. This is a much better method of communication vs a phone call, because there is a record of it.

*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.

*Please don't park in cul-de-sacs. It makes it difficult for emergency vehicles or other large trucks to maneuver.

*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.



*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.



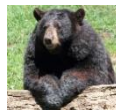
***IT IS ABSOLUTELY REQUIRED** that owners pick up after pets when walking them. This is not optional and does not mean tossing waste into the woods! Besides being a rule, it is simply common courtesy and also a part of



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:

"Just burned 2000 calories.
That's the last time I leave brownies in the oven while I nap!"



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