



LAUREL PARK PLACE FALL 2024 NEWSLETTER

It's beginning to feel a bit like fall, with visions of pumpkins and all the wonderful fall scents. A beautiful, but too short, season!

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 Social Committee changed things up for the summer from the monthly coffees at the Dixie Diner to a happy hour at Sol Y Luna. That has proven to be a great move and many have attended and enjoyed the fellowship, and food and drink.

One more Sol Y Luna event on the 2nd Tuesday of October, at 4:30 p.m., and then the morning coffees will resume at the Dixie Diner in November, 2nd Tuesday of the month at 10:30 am. These are all self-pay events.



*The social in September was skipped because of the annual "Cheesy" party in the SPP cul-de-sac (photos below). 25-30 attended, enjoyed seeing their neighbors, snacking on some really tasty treats and also bringing donations to help a local ministry.



*The holiday party will be December 13th, 6:00 p.m. at the Hendersonville Country Club. More details will be forthcoming from the Social Committee.

Some Hellos



and Good Byes:



We have some new residents to welcome: Robert Vannoy and Mamie Rader at 745 NPP, Donna Valentine & Christopher Valentine, 611 EPP, Robert and Erika Howards at 365 LPP.

We say farewell to Sue Hadden and Peter Diana of 242 LPP, June Greenberg of 321 LPP, Don and Sue Osterberg of 611 EPP, Nick and Denise Pryor of 304 LPP, Russell and Virginia Cadle of 745 NPP and Joe Rosgado of 365 LPP.

Landscape Life:



Our landscapers work hard to complete the work in our community that they have contracted to do. At no time should they be accosted by any homeowner. If a problem is perceived, please contact management directly.

Here is the policy that the Board has adopted regarding the removal of Bradford Pear trees and their replacements:

Following the removal of a Bradford Pear, and if the Homeowner requests a replacement tree:

1. The home owner may choose a single tree from the following list:

*Redbud (either green or wine color varieties)

*Japanese Maple (these will be smaller due to higher costs)

*Dogwood (Kousa)

*Crape myrtle (limited varieties: chosen for best shape at maturity for reduced pruning maintenance)

2. The HOA will purchase the tree directly for the homeowner from a reputable nursery who will plant and warranty the tree for One Year.

3. The tree will only be purchased and planted in the late Fall to give the tree its optimum chance of survival. (Maximum root growth occurs in the colder months when leaves are not present and competing for nutrients)

4. The tree placement will be determined by our Master Gardener advisors to the Building and Ground Committee. (No tree will be planted near the home or gutters for future building maintenance protection.)

5. Homeowners are not permitted to otherwise purchase and install trees.

NOTE: HOA approval is required for planting any shrub or woody plant. A hand drawing of preferred placement is required.

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 area orchards, of which there are many, are in full swing, all offering a variety of things to enjoy. Apple picking, pumpkin hunting, play areas, wagon rides, cider tasting, bakery and ice cream goodies, locally made goods and more. Make sure to visit at least one during this beautiful time of year.



*Farm City Day - October 5, 10:00 - 4:00 p.m. - Since 1955, this is a free event, annually scheduled for the first Saturday in October. Approximately 50 acres of Jackson Park becomes a petting zoo, urban, rural, and educational displays, antique and modern farm equipment, and crafters from many generations for this one special day. Farm City Day celebrates our rural traditions and introduces the urban

population to agriculture our most important industry. A special youth area will feature many hands-on activities including petting farm animals, old timey demonstrations, and a fishing pond. Enjoy many children's games and stay for a wagon ride through the park. Planned entertainment includes the 'Local Artist Showcase Stage' with three local bands performing throughout the day. Food and displays by local non-profit organizations cover two fields. There is no admission charged to enter.

*ART ON MAIN - Fine art/craft festival on Main Street - Sept. 28th-29th - Free.

*The popular **Rhythm & Brews** concert series has one more month, running 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 Visitors Center on Main Street is also a good place to check for upcoming activities. They have completed their remodeling project and I hear the result is beautiful. Check out <https://visithendersonvillenc.org/> for details and information on fall activities in the area.

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/Guardian, **through the new portal**, 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

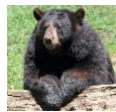
to honor this as well. If you need extra parking at any time, check with a neighbor - someone is usually willing to "lend" their space on a temporary basis.

*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.). Our new trash vendor is rather strict, limiting recyclables to two bags per household, and each must be securely tied closed.



*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:
"Buffet is a French word that means
Get up and get it yourself!"



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