



## LAUREL PARK PLACE LATE SUMMER/EARLY FALL 2025 NEWSLETTER

**COME ON FALL!** Hello all! For the benefit of 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 next Sol Y Luna cocktail hour will be October 14th, at 4:30. After October, the get-togethers will return to the Dixie Diner in the mornings, second Tuesday of the month at 10:30. These are self-pay events and all are welcome.



\*The annual 'Cheesy Party' will be held on Friday, September 19, 4:00 p.m., in the SPP cul-de-sac. Shelf-stable items will be collected for donation to Interfaith Assistance Ministries. Bring a chair, and if you are able, please bring a snack item to share. Out of respect to the residents on SPP, please don't park along that road. More info to come, including details regarding accommodations for people needing drop-offs and rides.

\*The Social Committee has also asked us to save the date of December 18th for the **holiday party**... A buffet at Hendersonville Country Club from 6:00 - 9:00. RSVP by December 10th - late RSVPs cannot be honored. Stay tuned for more details from the Social Committee.



### Some Hellos and Good Byes:



We welcome new residents, the Brennens at 308 Laurel Park Place, and Karolyn Turner at 870 South Park Place, and say farewell to Amanda and Bruce Woodard.

### Board News:

The Board will be releasing a number of board policies (prior to a final board vote on them), providing homeowners a two-week period in which to respond with input, in writing, for consideration by the board. The Board would like to remind that most policies have two purposes: 1) to provide a consistent Board policy from year to year in specific areas; and 2) to provide a clearer understanding of what is required of residents to comply with Covenants in specific areas.

### 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.

Our President, John Pezzano, has been working with the Town of Laurel Park, the Mayor and the Public Works Dept. on the removal of the pile of brush on EPP, which is long over-due. Thank you, John.

**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.

\*7<sup>th</sup> Avenue Historic District - at long last, the street renovation is complete and the businesses are open for your dining and shopping enjoyment.

\*Art on Main - one of the oldest and most popular outdoor art festivals in the Carolinas, Art on Main is a juried and judged fine arts and crafts show which will take place downtown on Sat.-Sun., September 27-28 from 10:00-5:00. The event is sponsored by the Arts Council of Henderson County.

\*The 2025 Bearfootin' Auction will take place on Saturday, October 25, 2025 from 4 pm - 7 pm. The in-person event is open to the public and will take place at the Historic Courthouse Plaza on Main Street; however, all bids are made via text or online only and start on September 25 at 10:00 a.m., continuing over the course of the month.

\*Our farmers' markets are still going strong. The Hendersonville Farmer's Market is located at the Historic Train Depot in the Seventh Avenue District and runs every Saturday, 8:00 a.m. - 1:00 p.m. from May 3rd - October 25th, rain or shine. It includes some 30 vendors.

\*The Rhythm & Brews FREE concert series is held on the third Thursday of each month, running through September, at the south end of Main Street. Live music and local craft beverages plus local food trucks.

\*The Apple Festival is held downtown over Labor Day weekend, with the King Apple Parade on Monday. Come out and support our local vendors and also the stores on Main Street. The apple orchards in the area also are opening, with lots of fun and goodies to offer.

\*The Visitors Center on Main Street is also a good place to check for upcoming activities. 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 Guardian 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.
- 3) Two people who have been used by several of our neighbors here in Laurel Park Place with happy results are: **Brian Stepp**, Quality Remodeling and Handyman Services, including drywall, flooring, trim work, carpentry, windows, doors and more. Free estimates/fully insured. (828-551-3007) . **E. Monter**, Landscaping, Mulching, Trimming and Pruning, (828-222-9541 for scheduling). I have used both of these individuals and can personally recommend. Brian has done three jobs for me, big and small. Very capable.

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.

\*Something **eggstra** special to know...

We are fortunate to have a neighbor, Dave Swink, who has chickens off property, and collects eggs daily to sell. Don't be chicken, feel free to call or text Dave if you want some fresh eggs at 828-595-9175 or 719-221-2829.



**TIME CHANGE:** Daylight Saving Time ends Sunday, November 2<sup>nd</sup> at 2:00 a.m. Move your clocks back and gain an hour of sleep!



**WEBSITE!** Remember to check out our website for lots of useful information. [www.laurelparkplace.org](http://www.laurelparkplace.org). Gail Boyton 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! **OBEY SPEED LIMITS & PLEASE DON'T TEXT & DRIVE!** The Town of Laurel Park has placed a speed indicator on our street, and the police will be issuing tickets to violators. **The speed limit in LPP is 15 MPH.** 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 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 Guardian 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 management 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.

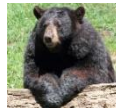
\*Always, always submit requests for approval for any exterior changes, including plantings, railings, steps, etc. PRIOR to commencement of any work. Please put the request in writing. Your written request is an important matter of record-keeping for both your protection and that of the HOA.



**\*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!

\*The Board meetings have been changed from Tuesdays to the 3<sup>rd</sup> Wednesday of **every other month**. In order to accommodate the schedule of the Laurel Park Town Hall, the time will initially vary from 3:00 to 3:30.

Next Board Meeting: October 15th, 3:00 pm, at the Laurel Park Town Hall.

The Annual Meeting will be Dec. 17<sup>th</sup> at 2:30 at the First Congregational Church.

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

"How many people here have telekinetic powers? Raise my hand."



John Pezzano - President  
Bob Howards - Member at Large  
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