

February, 2020

Happy Belated New Year, Grenelefe Neighbors!

Here's the annual neighborhood update and reminders, along with the 2020 dues bill.

TRAFFIC ON LONEROCK: Both parking and speed continue to be a concern for those living on Lonerock Drive, particularly those at the west end near the back gate to Westview. Since Lonerock is a public street, there is nothing we can do to limit legal parking. We have investigated speed bumps to slow traffic but that is not an option as it will slow response time for emergency vehicles. The best approach to finding a solution would be to work with the administration of Westview High School. If you are directly affected by this issue and would like to take the lead on this, please email info@grenelefe.org and we will update you on what efforts have been made to-date.

6th ANNUAL GRENE-LEAF PICK-UP: We timed leaf pick-up just right this year. The Scouts picked up and disposed of over 300 bags of leaves from almost 60 homes. Thanks, again, to the Slacks for organizing this event, the Wilsons for being the bag distribution point, and Troop 728 for doing the heavy lifting!

EXTERIOR IMPROVEMENT APPROVAL REQUIRED: Please remember that all exterior changes need to be approved by the Architectural Committee, per the CCRs. Examples of what requires approval: roof replacement, paint colors, solar panels, major landscape changes (front yard), and any structural additions. Those who choose to avoid the contractual obligations agreed to when purchasing their home may be required to remove unauthorized material(s) at owners' expense. The request form can be found on the HOA website: www.grenelefe.org.

FENCES: Cedar fences don't last forever. If fences must be replaced, please work with your neighbors to share the expense and be sure to refer to your CCRs for the type of fences allowed.

TREES & SHRUBS: Please ensure that all trees and shrubs are kept pruned so that they don't encroach on sidewalks, or block street lamps. In order to keep Grenelefe safe, we want to keep sidewalks clear for pedestrians. Street lights that are blocked by trees make it difficult for pedestrians to see after dark, and make vehicle break-ins more likely. Pruning can sometimes help but please be sure to hire someone who is qualified, and remember that pruning is only a temporary fix: trees will grow to their mature size despite human efforts to control them. And, pruning will not address roots that are causing damage to sidewalks, foundations and water pipes. In these cases, removal is the only option. The CCRs require that each home have at least two deciduous trees in the front yard. If you are removing a deciduous tree, please replace it with something that won't get too large. Landscape designer and Grenelefe resident Patricia Atcheff has compiled a list of good options to consider and it is available on the website: www.grenelefe.org under the Home Owners Association tab.

PARKING: The number of cars on (or IN) streets continues to be an issue in certain pockets of Grenelefe. Please be sure cars parked outside are locked, as the surrounding Bethany area has been experiencing an increase in car prowlers. And, if members of your household are parking on the street, please consider the following:

- Utilize your garage and driveway first.
- Do not “stack” cars into the street or cul de sac. This blocks sidewalks, limits access for emergency vehicles, and makes it difficult for others to pull in and out of their driveways safely.
- When parking along the street/curb, do not block driveways, mailboxes, or fire hydrants (within 10’), or park too close to stop signs/intersections (20’).

NOISE: Noise is still a concern for many of our neighbors (dogs, music, loud A/C units). Please be aware of how noise travels and be considerate of your neighbors, particularly at night.

RENTAL PROPERTIES: If you are renting your Grenelefe home, please forward this letter to your tenants so that they are aware of issues that may pertain to them (i.e. parking, noise, safety issues). Also, please be sure your tenant and/or property manager is maintaining the landscape of your home (mowing, weeding, pruning, leaf removal, watering, etc).

DUES/EXPENSES: We are holding our dues at 2019 levels. Our primary expenses remain landscape maintenance and utilities (water for landscape irrigation and electricity for street lights). Since we did not have any large landscape/irrigation expenses in 2019 we plan to replace a few more mailboxes this year. If you believe your mailbox is in especially poor condition, please email its location to info@grenelefe.org. We continue to maintain a cash balance that has been built up over the past 25 years in order to cover any large expenses, such as repair to our entrance wall. We do not want to be in the position our neighbors in Choban Downs are with the deterioration of their entrance monument.

As always, there’s an open invitation for anyone to join the HOA Committee. The commitment is very small; we typically only meet once a year. If you are interested, please contact info@grenelefe.org We hope to schedule an “open-house”/meeting soon and would welcome all!

Happy New Year!

Grenelefe HOA Committee:

Randy Hamilton (Gilbert Ln.)

Suzanne Jenson (Gilbert Ln.)

Dave & Julie Slack (Waltuck Ct)

Jessica Taylor (Waltuck Ct.)

Bob & Kristin Thomas (Gilbert Ln.)

Jack & Mary Kay Wilson (Poehler Ter.)

Wendy Bennion (Lonerock Dr.)

Contact Info:

General Info: info@grenelefe.org

Architecture Issues: architecture@grenelefe.org

Landscape Issues: landscape@grenelefe.org

Communication Issues: comms@grenelefe.org

Website: webadmin@grenelefe.org