

Spring Bulletin 2024

SPEED LIMIT:

A quick reminder that the speed limit in the community is 10 mph. Please, be careful! Also, tell your friends and family.

SPACE CLEAN UP:

Spring is here and the weather has improved. It's time to get started on any needed home repairs, space clean up, power washing and all of those other things that have been waiting for us all winter. You may also be planning on doing some painting to your home this year. Make sure, prior to purchasing any paint or stain, that you get the colors approved by us here at the office. Are you starting any big projects, like new landscaping or a new deck? It's always a good idea to run those projects past us before you get started so that we can discuss any restrictions or guidelines that you'll need to follow.

THIS IS A FIRST NOTICE:

We've all agreed to follow the community rules. That means keeping our homes and spaces clean, well maintained and tidy, keeping our pets under control at all times. Residents must make sure that friends and family members are also following the rules when they are visiting.

GENERAL NOTICES FOR PAINT/REPAIR:

This year we will be inspecting the community and looking for homes that are in need of painting and/or repairs. Notices are sent out, typically in May, to let you know what we see that needs to be corrected. Whether it's painting, washing, repairs or a combination of each, the notices are designed to assist you with identifying issues with your home and deck, shed or carport. You may have already noticed some items that need to be done. Don't wait for a Notice to take care of it. Remember, upkeep and timely repairs help to protect the condition and value of your home.

NO SOLICITING:

There are signs posted at the entrance to our community which indicate that we do not allow soliciting or trespassing. If you encounter a solicitor at your door, you have every right to tell that person to leave the property. Please, report any soliciting to the office immediately!

DOGS AND CATS:

A few residents are still letting their cats out to roam and use the potty outside. Typically, this happens in their neighbor's yard. Please stop doing this! Animals, such as cats, left outside the home are susceptible to disease and predators like Coyotes. All pets must be kept in the home or must be on a leash if outside the home. Pets must never be left unattended outside of the home, period. This applies to all residents with pets, comfort/assistance animals and service animals.

Dog owners who are letting their dogs out to bark, unattended or not, need to break this habit immediately. Far too many dogs can be heard barking throughout the day.

If the pet issues continue, there will be Pet Violations issued to residents that include up to a \$50 fine per instance.

SEE YOU SOON!

Thank you, to all of the residents of Giadanj Lake Estates and Terri Lynne Terrace who consistently, without need for reminders, maintain their spaces and homes to the highest standard. You set an example to others and we appreciate your effort! I will be seeing all of you out there, so give me a shout or wave and let me know if I can help with anything. Phil