

Manderley HOA News Letter

Publication 2

Current Architectural Violations

This column will be in each newsletter to help re-educate current Manderley residents and new residents coming into our community. All items listed in this column are according to the Document Book for Manderley, which outlines the rules, regulations and covenants governing Manderley Homeowners. This column will also be a forerunner to possible violation letters sent to homeowners who are not in compliance.

Lawns Not Maintained:

Lawns must be mowed, trimmed and edged on a regular basis. Palm fronds are to be trimmed regularly and not be allowed to hang over sidewalks. Palm fronds are to be removed when they are dead and hanging down. Lawns must be properly watered and must not have dead or dying grass in large patches. Chinch bug infestation must be professionally treated.

Trash Containers being left outside garage doors:

Trash containers must not be left outside of the garage at anytime except for regular trash pick up day. Containers must be taken inside as soon as practical after trash pick up.

Basketball hoops being left outside:

Basketball hoops are not to be left outside overnight. They must be placed inside garages when not in use.

Work being performed outside of the home without an Architectural Review Application:

An Architectural Review Application is required before any work is to be started outside of the home. This includes painting, major landscaping, fences, pools, pool enclosures, etc. This does not include minor landscaping (planting flowers, mulching, etc.)

Boats being left on common property by lakes:

No Boats of any kind are to be left on lake banks or on community grounds.

Satellite Dishes mounted in plain sight of neighbor or street:

Satellite dishes are not to be placed where they can be seen by neighbors or from the street. Additionally, satellite dishes are not to be roof mounted. (Roof mounted dishes are a lightning hazard.) Location approval must be given before placement

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Roof "ILLS"

As our community gets along in age, we are seeing subtle changes concerning our homes. One of these changes—and a very unsightly one—is the black staining on our roofs. Even though Lenar touted its shingles as mildew resistant, the truth is that the black you are seeing is a combination of mildew, fungus, and black mold. Not only is it unsightly but it retains heat and causes premature deterioration of the roof, thus reducing its life. Some of our homeowners have pressure cleaned their roofs only to find that the black staining comes back after a short period of time. Having contacted a professional, we have discovered that pressure cleaning or steam cleaning cleans just the surface, while the mildew, fungus, and black mold remains in the crevices and under the shingles only to

grow back more aggressively. We were also informed that the allergens produced by this condition have associated health risks.

It is, therefore, the suggestion of the Architectural Committee that homeowners consider a vendor that specializes in residential mildew, black mold and fungus removal and prevention when the time comes to clean your roof. Keep in mind that maintaining the outside appearance of homes within Manderley is a requirement covered in our rules, regulations and covenants. We will soon be sending out our first non-compliance letters for badly stained roofs requiring that they be brought into compliance. Hopefully, this article will assist you in your choice of a service provider. If you have any questions regarding this article, contact your Architectural Committee or Specialty Management.



TRIVIA

A Little Vinegar Goes A Long Way

Naturally acidic, vinegar has lots of household uses. Vinegar mixed with water is a good way to clean windshields and windows-wipe with newspapers though, **NOT PAPER TOWELS**. To clear a drain, drop in three Alka Seltzer tablets followed by a cup of vinegar, wait a few minutes, then run hot water through drain. Stickers and decals can be removed from painted furniture by soaking them in vinegar. It works on wallpaper, too. And a bowl of vinegar placed on the counter will soak up cooking smells and smoke. Cool!!

Reminders:

- Dogs must be kept on leashes while on Community Grounds.
- Anchor Re-cyclables and trash which could easily be blown by wind.

UP COMING EVENTS

The Manderley Homeowners Association's Annual Membership Meeting will be held in November, 2003. You will be notified by mail of the date, time and location of this meeting.

Please feel free to send articles via email to dnews4@cfl.rr.com

Or call 407-402-0048

