

# the word around Wintercrest

Issue 2

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## Cigarettes

Ladies and gentlemen who smoke... please dispose of your cigarette butts in your own garbage. The common areas outside, including your own "yard" are not the appropriate disposal areas.

## Trash Pick-Up

Trash pick-up days are Mondays and Thursdays. Please do not put your trash can out front for pick up any earlier than Sunday evening or Wednesday evening. If you are going to be out of town and need to put your garbage out earlier than the night before pick up, ask a neighbor to put the can(s) out for you at the appropriate time. You can leave your can up close to your house just outside the garage for your neighbor if necessary. Please be kind and help each other out.

## Garage Doors

Our covenants clearly dictate that all homeowners' garage doors are to be closed at all times unless there is active, visible use of the garage and driveway while it is open. If your door becomes in any way inoperable while open, it is your responsibility to have it repaired and operational in a reasonable amount of time. Should you as a homeowner not make appropriate arrangements to have the garage door repaired and operational, the Board has the obligation to make those arrangements for you. The homeowner will be responsible for making himself/herself available for the repair and all payments of such service.

### Register your extended stay guest(s)

Extended stay guests are required to register via the Board email so that a parking permit may be mailed to the resident for their guest. If you, as a resident, still need to register your car(s), contact the board via email as well.

Once your guest arrives on property, it is your responsibility to make sure the guest is parked appropriately. Should you already have 4 cars on property, please let the Board know so that we can direct you to a parking place.

## TOWING ENFORCED

We continue to have problems with people parking inappropriately on property. Proper parking procedures dictate 2 cars in the garage and 2 cars in your driveway. If you have more than 4 cars permanently in residence on property, you must contact the Board immediately via email above.

Every resident vehicle must be registered and tagged with a parking permit. If you're in danger of being towed, wouldn't you like to have the opportunity to be contacted first? Again, contact the Board via the email above.

In order to combat the parking problems we continue to face, towing will now be enforced. Residents and their guests who are deemed to be parking in an inappropriate manner will be towed and all expenses associated with towing will be the sole responsibility of the car owner.

Inappropriate parking includes, but is not limited to: parking for an excessive amount of time or repeatedly at mailboxes, parking for an excessive amount of time or repeatedly on curbs, leaving cars overnight at mailboxes or curbs, blocking neighbors' driveways and in any way inhibiting their easy entrance or exit from their driveways and garages, parking in someone else's driveway for **any** length of time, or prohibiting delivery vehicles or garbage collection from easy access to our community. Out of courtesy to the community, try to let the Board know if you are having a party or a few guests over for an evening or an afternoon via the email, even if it's a last minute thing. Let your neighbors know as well if you are able.

**Only board members** will be able to initiate towing. If you as a resident are experiencing problems with parking, contact the board at any time via email. Please provide us with the problem you are experiencing, how long the problem has been occurring and a description of the car including the Wintercrest parking permit number or license tag of the vehicle.

All complaints will be kept confidential and we will do our best to make sure the offenders are held accountable for their parking choices.

# NEW WEBSITE

The Wintercrest Board is happy to announce that we will have an official website for our community up and running in early October! We have contracted with Kapp Concepts to design our site. We hope that you will find the site to be a great resource for you as a homeowner and resident of Wintercrest. Please look for an official launch date in early October. Web address will be: **www.wintercresthoa.com**. On the site you will find: covenants, contact information for the Board, assorted resources for homeowners needing service contacts, a place to post info you'd like other residents to know about (garage sales, services you can provide to other residents, etc.), copies of recent newsletters and other useful information.

## SOLICITING & SIGNAGE

In case you are unaware, homeowners are not allowed to post signage of any type on property that is not approved first by the Board. A yard sign posted by residents employing an alarm service is the **only** approved sign you may have at this time. Should you have another sign of any kind you'd like posted, contact the Board via email.

We currently have a sign posted out front stating that no one may solicit on property. Soliciting includes posting flyers on homeowners doors, or going door-to-door and personally engaging homeowners in an attempt to sell a product of any kind. **ONLY HOMEOWNERS** are allowed to notify other Wintercrest homeowners of products or services they might have available. These flyers can be posted by the mailbox area on the bulletin board to the right of the boxes. If you place flyers on the doors of other residents, please be mindful and pick up any of your flyers that might blow onto the property. All flyers should indicate you are a homeowner and your contact information.

If you as a homeowner encounter any problems with **non-Wintercrest** homeowners soliciting on property, please contact the DeKalb Police Dept.

## DOG OWNERS

Please remember to pick up the pet waste your pet(s) leave on the property. We all appreciate your attentiveness to this situation.

# NEIGHBORHOOD WATCH

One of our Wintercrest homes was recently the victim of a crime. A window was broken by rocks thrown with the intention of causing damage to the property. The homeowner did contact the DeKalb Police as well as the Board members. No resolution has been realized at this point, but the homeowner and the Board continues to work with DeKalb Police and the DeKalb Commissioner's Office in hopes of a positive outcome which would include arrest and prosecution of the individuals responsible for this crime.

The Wintercrest Board has taken steps to implement a Neighborhood Watch Program but, we need your help to get it going! We need 9 block captains and signatures of at least 75% of homeowners to qualify to work with DeKalb Police to make our community an even more safe area for all residents, our families and our guests.

Block captains will be responsible simply for knowing your neighbors and being able to communicate with those neighbors when an incident arises that the community needs to be aware of. **Can you help?** We need 1 "captain" from each row of units for a total of 9 captains.

Once our website is up and running in early October, any crime committed in our community as well as crime happening in our surrounding area will be posted on the site. We encourage all homeowners to keep abreast of such activity so that we can be active and aware in the manner of crime prevention.

After establishing our Neighborhood Watch program, an official Neighborhood Watch sign will be posted by DeKalb County Police Department and will signify to individuals entering our community that we are active in keeping our community safe for all residents, family member and guests.

Please contact the Board via email to volunteer as a block captain. Without these core people we are not able to officially establish this much needed program. Your participation will not require much time or effort beyond simply knowing your neighbors and letting them know who you are! Our hope is that the website will make that time commitment even LESS!

**Can you please volunteer??**