

Volume 16, Issue 1

Summer 2016

# The Times of University Heights

University Heights Homeowners Association Newsletter



## University Heights

is a community comprised of single-family homes and townhomes. It is located off Back Creek Church Road in NE University City, Charlotte, N.C.

### **KEEP YOUR EYES AND YOUR EARS OPEN!!!**

If you see any suspicious behavior - PLEASE CALL 911 IMMEDIATELY!!! The police have alerted us to several car break-ins in the area. They ask that you do not leave any valuables in your car and PLEASE KEEP IT LOCKED!!!

Due to the diligence of several neighbors, we have been able to proactively stop break-ins and catch the criminals in the act!

We have also been able to increase patrols by reporting suspicious activity when it happens and giving as much detail as possible. Don't let your neighbors become a victim - call 911 !!!



## Contact Us!

- Dacy Cavicchia — 704-897-8788  
Association Management Group (AMG)  
[propertymanager@universityheightshoa.org](mailto:propertymanager@universityheightshoa.org)
- University Heights Board of Directors  
[board@universityheightshoa.org](mailto:board@universityheightshoa.org)

Also, a GREAT source of information is your handbook which is located online. It gives information like what the Association is responsible vs. what the homeowner takes care of. Take a few minutes and read it so you can ensure you have all of the information you need as an owner.

### A LETTER FROM YOUR BOARD PRESIDENT

Dear Homeowners,

I hope this letter finds everyone happy and excited to see Summer finally here.

We are now in the final stages of the things that we as a Board promised to do when we did the fee increase: Replacing all columns, replacing the address signs, creating and maintaining a preventative maintenance program, yearly spot pressure washing of the community.

We are happy to announce that the last of the initial preventative maintenance program is going on. These repairs include: painting of doors and shutters, roof and siding repairs and pressure washing the front porches and steps/walkways. Spot pressure washing all of the community has also begun.

In an effort to keep the community looking as good as possible, we have instructed AMG to do two inspections per month - one for violations of the covenants and one for maintenance repairs. Please make sure you are keeping your front porch and back patio free of items (bicycles, cans, debris, etc.). If your patio door screen or window screens are bent or missing, they must be repaired as quickly as possible.

These things are making a difference! Realtors have said that our community is the best Townhome community in Charlotte—and by far, the best Townhome Community in the University area - and we couldn't have accomplished it without your support. It is taking some time, and we knew it would - but it is getting done - and it is paying off.

If you have any questions, you can always email me at [president@universityheightshoa.org](mailto:president@universityheightshoa.org).

Sincerely,

Shay Cornett  
President

### **KIDS CRIME WATCH POOL PARTY**

Please mark your calendars for Saturday July 23 from 12p - 4p at the pool.

We will have pizza, cotton candy, snow cones & a water slide for the kids!

As always, there will be representatives from the police and fire departments.

Please plan to join us!!! It will be tons of fun!!!

### **PARKING COMMITTEE UPDATE**

As always, parking is continuing to be strictly enforced. Parking on the grass, on the private streets, in the fire lanes or blocking driveways is NEVER allowed – not even if you are just running in to your home for “a few minutes”. If you lease your home, you must notify AMG PRIOR to your new lessee moving in and if needed, new parking stickers purchased. There isn't a “grace period” while your tenant moves in.

#### **Reimbursement for a proper tow will not be issued under any circumstances.**

All rules for why a car can be towed are in the handbook and on signage at the entrance to every street. All owners/tenants should ENSURE that their guests understand these rules as they are subject to the same towing restrictions. There isn't a minimum timeframe that a car can be there and they not be towed (i.e. “It was only there one night...”)

If your car is towed, or if someone is parked in your space, please contact A.R.T. at (704) 537-7355.

**Do not call Association Management Group as they do not have the authorization to have your car released.**

#### **Procedures to report improper parking:**

- Take pictures and email them to the Parking Committee and Dacy with AMG so we have documentation.
- Call the towing company directly when you see someone violating the parking rules – A.R.T. – 704-537-7355
- Make sure you give as much information as you can (make and model of the vehicle, which address was the vehicle visiting, does it happen frequently?, etc.).

We want to keep as much in writing as possible so everyone is on the same page and we have documentation in case repeat offenders have to be brought to a hearing and fined.

If you have any questions, please contact the Parking Committee.

### **LANDSCAPE COMMITTEE UPDATE**

It is important for all of us to keep in mind that the landscaping of the common area is handled by the Association.

**No one has permission to remove any plantings, or add any plantings without prior approval.**

If you do so, you will be held financially responsible for returning it to its original condition. It is also your responsibility to maintain the landscape changes and if you move, you must remove it and return it to the original condition.

If you notice that you have a dead shrub, or if a tree is touching your building, please email the Landscape Committee so they can address it with the Landscapers.

### **ARCHITECTURAL CONTROL COMMITTEE UPDATE**

#### **MAINTAINING YOUR CHANGES TO THE PROPERTY**

Once you receive approval for changes made to the property (fence, satellite dishes, landscape changes, landscape lights or pavers, etc.) it is your responsibility to maintain them.

- ◆ Fences must be pressure washed and stained at least every other year and repaired as needed. They cannot have broken or bowed boards.
- ◆ Satellite dish wires MUST be hidden behind the siding.
- ◆ Landscape lights must be in the flower beds and operable.
- ◆ Landscape pavers must be in good condition. If they are falling over, they must be put back correctly.

If you move, you must remove all changes (except fences) and put the area back to the original condition.

If you need approval or have any questions, please email the ARC Committee.

### **POOL COMMITTEE UPDATE**

The pool season is here! The pool will again be open until Labor Day (September 5) 7:30a - 9:00p. If you need a replacement pool card, the cost is \$25.00 (no charge for new owners). If you lease your home, you must contact the owner of the property. Please contact Dacy with AMG – [dflynt@amgworld.com](mailto:dflynt@amgworld.com) for the replacement. Please keep in mind that anyone who is delinquent in their fees will not have their card activated until it is paid in full.

We have again received a few inquiries as to why the pool doesn't open until Memorial Day. There are several reasons: the water temperature at the bottom of the pool needs to be warm enough so that people don't go into shock when they jump in, the increased cost of the attendant, the increased cost of daily maintenance of the pool chemicals and low attendance while school is in session does not warrant the increased expense.

If you have any questions, please feel free to email the Pool Committee.