

# Pilot Mill Newsletter

March 2012

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## HOA Board Info

Marty Aaron, President,  
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Chris Yetter, Vice  
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The Board meets the third  
Tuesday of every month at  
7pm at the home of a  
board member on a  
rotating basis. Any  
homeowner is welcome to  
attend – please contact  
Robert Winchester in  
advance.

Property Management  
Kohn-Ell  
Biff Eller, 919.856.1844 or  
[biffeller@kohneil.com](mailto:biffeller@kohneil.com)

Public Safety Officer  
For non-emergencies to  
report incidents or  
concerns, call 996-3855.

## HOA Board Happenings

Here's hoping that 2012 is off to a good start for everyone. The HOA Board has been quite busy and has several updates.

**Community Watch** signs were installed in February. Thank you to Robert Winchester and Bob George for volunteering their time to install the signs. Remember, if you see any suspicious or out-of-the-ordinary activity, please report it. It's always better to be safe than sorry.

**Annual Community Mulching** will begin in the coming weeks and should be complete by mid-April, weather permitting. Triple shredded hardwood mulch will be distributed, by hand, in common areas as well as incorporated into flower beds on the perimeters of individual properties. Mulching in patios or yards within fenced areas will remain the responsibility of individual homeowners. For a charge of \$30, homeowners may request mulch installed in their courtyards. Contact Carole Sagun at 919.398.0308 or email her at [carolesagun@kohneil.com](mailto:carolesagun@kohneil.com) to arrange for this service. Likewise, if homeowners **do not** want mulching done on their lots outside of the courtyard area, contact Carole as well.

**Irrigation System** will be turned on once the danger of a freeze is over and the need calls for it. In our area, the last average date for a freeze is April 15.

**House Numbers on Garages** A proposal was presented and approved in our 2011 Annual Homeowners Meeting to have the house numbers (address) installed on the alley-side of each of our garages. This will facilitate the identification of homes from the alley in case of emergency or deliveries. Being able to identify addresses from the alley is also an important part of our Community Watch Program.

The numbers will be professionally installed on the corner trim of your garage to the left of your garage door starting at a height level with the top of the garage door and coming down approximately 20". We anticipate these numbers being installed in April. Please take a few minutes to be sure this area is clearly visible and perform any pruning that may be necessary in order for the installer to have access and for the numbers to be visible. A sample installation of the final product can be found at 1117 N. Blount (third garage on the right coming from Cedar Street).

The proposal also included an option for homeowners to opt out of this installation. If you are the homeowner and would like **opt out** of having these numbers installed on the alley side of your garage, please complete and return the opt-out form included in this mailing no later than March 30, 2012.



Proper pruning is essential for the health and appearance of your plantings.

## Landscape Corner

by Chris Povolny, CLT CLP

### SPRING IS HERE.....WELL NOT REALLY!

Don't be fooled by the warm winter that we have experienced so far. Spring is not here yet! Typically our last freeze in our area is April 15<sup>th</sup>. Even though it feels like spring, be careful when planting cold-sensitive plants. Do so at your own risk.

Please remember that as homeowners we are responsible for all plants and beds that are on your property. And, unfortunately, we are also responsible for the weeds that are located in our foundation beds. We are also responsible for pruning the shrubs that are around our homes. To stay with the neatness and consistency of the neighborhood, we must do our part and take care of our house.

The early spring is a great time to prune shrubs that are over grown and need to be severely pruned. Remember where a plant is pruned is where the new growth will occur.

We plan on having a community spring clean up day in the near future. Please let a board member know if you will be interested in this event. We will assist and provide any training for those who need help pruning and other clean up items at your home. Look for more information on this shortly.

## Social Committee / Communications Committee

Our committee is very interested in understanding what the community wants out of a Social Committee as well as the type of events that we should focus on in our event planning. To that end, we have created a short survey that we hope you will take a few moments to complete. Click on the following link to go directly to the survey now: <http://www.pilotmillonline.com/social-committee-survey.html>! There is also a hard copy included in this mailing if you do not participate in paperless HOA communications. Please complete the survey by April 15, 2012.

Our new community website ([www.pilotmillonline.com](http://www.pilotmillonline.com)) continues to serve us well. We are focused on keeping our content fresh and up-to-date. If you have any items that you would like to see included on the website, please let us know my emailing us at [vapmcommunications@gmail.com](mailto:vapmcommunications@gmail.com).

Participation in both the Paperless HOA Communications and the GoogleGroup email system remain at about 75%. We will continue to work to increase these.

We are always looking for volunteers to help us with organizing and executing our social events. If you are interested in helping, please email us at [vapmcommunications@gmail.com](mailto:vapmcommunications@gmail.com).

### Important Dates:

March 30 - deadline for returning Opt Out form and notifying Kohn Ell on mulch requests

April 8 - Easter

April 15 - complete Social Events survey

April 22 - Earth Day

May 13 - Mother's Day

May 28 - Memorial Day

Check out <http://www.mordecaiac.org/> We are fortunate to be part of this very organized and active Citizen's Advisory Council that you should be aware of and involved in.



[mordecaiac.org](http://mordecaiac.org)

east mordecai | capital park | mordecai | oakdale | oakwood | pilot mill

## **A Letter from the HOA Board on Alley Etiquette**

It has come to the HOA Board's attention, via multiple complaints, that not everyone is being "neighborly" when it comes to storage of trash cans and recycle bins and parking in the alleyway. This creates several issues such as:

- difficulty passing down the street
- difficulty in backing out of garages
- tells criminals that the house is probably empty when cans and bins are left out
- poor etiquette and respect for others
- looks unsightly to current and prospective neighbors

### **Trash Can Etiquette**

Everyone should be aware that there is a Raleigh city code that addresses timely removal of cans and bins. Garbage cans are to be brought in by 7pm of the evening following trash collection. In our case, garbage is collected on Thursday so the code may be enforced after 7pm Friday night. The penalty is as follows:

1. Initial Warning - no fine but documented.
2. Second violation will result in a \$100 Administration fee.
3. Third violation will result in a \$100 Administration fee plus \$250 civil penalty.
4. See item #3.

The system operates "by complaint only", meaning a neighbor must call in a complaint to begin the process. The Code Enforcement officer and contact for complaints is:

Marion Staley

Code Enforcement Officer

Solid Waste Services

Email Address: [marion.staley@ci.raleigh.nc.us](mailto:marion.staley@ci.raleigh.nc.us)

Office: 919-996.6874

Additional information may be found at:

<http://www.raleighnc.gov/services/content/SolidWaste/Articles/GarbagePreparation.html>

So, please, before anyone starts calling Marion, bring your can and bin in by Friday night. If you are away, just ask your neighbor to help you out. Everyone will thank you!

### **Parking in the Alley Etiquette**

Our covenants restrict parking in the alleyways and along other community-owned roads. This includes the garage aprons. It has come to our attention that this is being violated on a routine basis. Not only does it make it difficult to navigate (much like the trash cans in the alleyways), but it can also damage the landscape and irrigation system when a 3000 pound car is parked on a sprinkler head, turf grass, or a plant.

It is certainly understandable that very temporary parking in the alleyways is necessary for loading and unloading and this is not a problem. However, any parking beyond 15 minutes should be avoided (except in the case of a moving truck).

Respectfully,  
Your HOA Board