

Community Newsletter

Spring 2022



Board of Directors: President, Eric DerGarabedian • Vice President, Bob Muery • Secretary, Joyce Rich • Treasurer, Bernie Cox • Director, Terry John

Revised Summary of Rules and Regulations

Recently a revised copy of our Summary of Rules and Regulations was emailed to all homeowners. The Summary highlights topics covered in the Declaration of Covenants, Conditions and Restrictions and provides an easy reference of the day-to-day rules affecting each of us. We recommend all homeowners who are leasing their property provide a copy of the Rules and Regulations to your tenants. Copies are available on the Hadley Park website (www.hadleyparkhoa.com) and IPM-HOA's website (www3.senearthco.com).

Amendment to Declaration of Covenants, Conditions and Restrictions

Last year the Board distributed to all homeowners of record an Amendment to our Covenants restricting the number of rental properties in our community. Restricting rentals was a big concern to members over the years and discussed frequently during our Annual Meetings. The Amendment was passed by a majority of homeowners on or before October 31, 2021 and adopted on December 1, 2021. A copy of the amendment is available on our websites.

If a homeowner is considering renting their property, they must abide by the stipulations in the Amendment and submit to the Board or it's Representative (IPM) a "Request to Lease Form" prior to signing a lease with a potential renter. This form is also available on our websites.



Our contract with Landmark Landscapes covers the following:

1. Lawns will be mowed weekly during the growing season (April 1 to September 30, weather permitting). This shall include open areas **not fenced in** and accessible to the crew.
2. Lawns will be mowed as needed during the dormant season (October 1 to March 31, weather permitting).
3. Curbs and walkways will be edged two times per month during the growing season and as needed during the dormant season.
4. All grass clippings will be removed from curbs, streets and walkways after each mowing.

Landmark spreads slow-release herbicides (February, April and June) and fertilizers in the Fall to encourage strong growth during the winter months. **However, Landmark is not responsible for weeding flower beds, trimming shrubs and bushes, pruning trees or applying additional fertilizer and weed killers. It is the responsibility of each homeowner to maintain their property.**

Spring/Summer Maintenance

A few years ago, IPM sent a reminder to all homeowners about maintenance issues. It is the responsibility of all homeowners to keep up with annual maintenance items not only to protect their home but the property values of their neighbors.



Below is a checklist of the items previously listed by IPM:

- ✓ Check for mildew on the exterior building surfaces and pressure wash as necessary.
- ✓ Check for warped or damaged fence posts/boards or sections that are leaning and make necessary repairs.
- ✓ Fix or replace rock veneer
- ✓ Clean (ArmorAll®), paint or replace faded shutters.
- ✓ Paint or replace rusted or faded mailboxes and paint mailbox posts. (Contact [Eric Dergarabedian](#) or [Bob Muery](#) to borrow cans of paint containing the correct colors.)
- ✓ Do not use the outside perimeter of your home and lawn as a storage area.
- ✓ Keep pets on a leash at all times and pick up any pet waste and dispose of it properly.
- ✓ Store garbage containers in a garage or ARC approved enclosure (garbage containers should be placed at the curb only on the morning of pickup and brought back inside that night).

All changes to the exterior of your home, including landscaping projects, require prior approval from the Architectural Review Committee ("ARC"). See our website for a copy of the "**ARC Exterior Change Request Form**", fill it out and submit to [Bob Muery](#) for approval.

Safety Reminders



Please drive carefully, slow down and stop at the Stop Signs. As the weather gets warmer, we have a number of children who play on our streets. Their safety is your responsibility when driving in and out of Hadley Park.

Please make sure you lock the vehicles parked in your driveway. Over the years we have had "strangers" wondering around our community. We cannot be sure if they are looking for a vehicle to ransack or just enjoying a late-night stroll through Hadley Park.

During the past few years people have become more accustomed to using websites to purchase items for home delivery. If you are expecting a package and you are not available on the day and time it is delivered, check with a neighbor who may be able to pick it up and keep it for you until you arrive home. No one wants the frustration of trying to locate a missing package only to find out a sneaky thief grabbed your package and took off with it.