

# Community Newsletter

October 2017

**Hadley Park**  
Home Owners Association

Board of Directors: Judy Hawke, President • Bernie Cox, Vice President • Henrietta Dillingham, Secretary • Jim Brown, Treasurer • Leon Turner, Director

**Community Yard Sale – Saturday, October 14, 2017, 8 a.m. – 1 p.m.**



## Architectural Control and Review Committee (“ARC”)

Prior to the Annual Meeting, Jack Bishop resigned as Chairman of the ARC Committee. Jack will continue as an active member of the committee. Thank you, Jack, for your many years of service protecting and maintaining the beauty of our community. Eric DerGarabedian has agreed to fill the Chairman position.

## ARC External Change Request Form

In response to a homeowner’s comment, a simplified form has been created for submitting requests for approval of changes to the exterior of your house or landscaping. The new form is easily accessible and submitted from our website ([www.hadleyparkhoa.com](http://www.hadleyparkhoa.com)). All homeowners who want to submit a request for approval for exterior work to their property or house may use this form. The submitted form will go directly to Jane Gottman, IPM Corporation, who will forward it to Eric DerGarabedian for ARC Committee approval. The form is located on the tab titled “HOA Documents” along with a link to the .pdf copy of the previous paper form.

## Maintenance of Air Conditioning Unit

Contributed by Jim Brown

During the Annual Meeting a homeowner brought to the attention of the attendees a recent problem with their air conditioning unit. Their HVAC unexpectedly shut down. The unit was originally installed during the construction of their house. Further discussion revealed the cause was a maintenance issue. Surprisingly to some of us, the problem was not with the outside unit sitting next to the house but with the air conditioning coil. Specifically, the unit containing the furnace and the A/C coil are in our attics in Hadley Park. This is where the air is cooled and thus moisture condenses and is piped to the outside of our houses. The drain lines usually have a curved trap as they leave the unit to keep cool air from being lost. This trap will get clogged up with lint and cause the water to overflow the internal pan. Since this often occurs and causes damage to the ceiling, builders have adopted the practice of putting an external pan under the A/C unit with a sensor in it to cut the A/C unit off if moisture is present. Some of these pans will also have a drain line to carry water outside. To prevent the unit from being turned off and remove the possibility of water damage to the ceiling, the drain line or lines should be flushed out periodically. The process for flushing will depend on the type unit and how the drain lines are run to the outside.

## Speed Limit Signs

Thanks to the efforts of Jim Brown, our neighbor and Board member, we have new Speed Limit Signs posted on Ledbetter Road between Glenn Bridge SE and Brevard Roads. We hope the signs will remind drivers to slow down as they approach our neighborhood.



## Community Social Network

During the Annual Meeting a homeowner asked if we had considered some form of networking between residents/homeowners to share information. It was brought to our attention that a website currently exists for just this purpose. It is called “Nextdoor” and below is a brief summary from their website of how it works.

### Nextdoor

Nextdoor is the private social network for you, your neighbors and your community. It's the easiest way for you and your neighbors to talk online and make all of your lives better in the real world. And it's free.

Thousands of neighborhoods are already using Nextdoor to build happier, safer places to call home. People are using Nextdoor to:

- Quickly get the word out about a break-in
- Track down a trustworthy babysitter
- Find out who does the best paint job in town
- Ask for help keeping an eye out for a lost dog
- Find a new home for an outgrown bike

Nextdoor’s mission is to provide a trusted platform where neighbors work together to build stronger, safer, happier communities, all over the world.

If you would like more information or register with the Nextdoor website, please click on the link below. <https://nextdoor.com/neighborhood/ledbridgevillas--arden--nc/>



## Neighborhood Watch

In our last newsletter we requested volunteers for the Neighborhood Watch. We are pleased to announce we now have enough volunteers to successfully cover Hadley Park. The volunteers are as follows: Eric DerGarabedian – Captain, Jim Brown, Shelly Cox, Henrietta Dillingham, Carol and Charles Hattaway, and Sharon Hilliker. A BIG thank you to all our volunteers.