

IMPORTANT REMINDER FOR HOMEOWNERS

If you are not familiar with our HOA documents, please take some time to read them. If you cannot locate your copy, our "Declaration of Covenants, Conditions and Restrictions" and "Summary of Rules and Regulations" are available on our website www.hadleyparkhoa.com as well as the IPM-HOA website www.ipmhoa.com. Being familiar with and abiding by these documents will ensure a safe and peaceful community.

Living Through a Pandemic

We know this past year has been difficult on all of us. We are thankful there seems to be light at the end of a long tunnel. The Covid virus has upset our normal activities and we have been forced to stay within our homes. A good number of your friends and neighbors have already received the vaccine and all members of the Board are vaccinated. Let's look forward to enjoying the life styles we once took for granted.

Spring/Summer Chores



You may have noticed our property values have increased significantly over the past months. It is important we follow IPM's recent Community 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 listed in the IPM email:

- ✓ Check for mildew on the exterior building surfaces and remove as necessary.
- ✓ Check for warped or damaged fence posts/boards or sections that are leaning and make necessary repairs.
- ✓ Paint or replace rusted or faded mailboxes and paint mailbox posts. (Contact [Eric Dergarabedian](#) or [Judy Hawke](#) 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 an area that is not visible from any street or other home (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 [Eric Dergarabedian](#) for approval.
- ✓ Keep weeds removed from mulch beds on a regular basis during the growing season.

Black Bears

It seems our friends have returned in full force this year. We ask all residents to be on the lookout for any wild life, and in particular, black bears. Black bears are curious animals. They often do a lot of sniffing and may stand up on hind legs to get a better view and smell their surroundings. This is normal behavior and is not a sign of aggression. Some black bears rub, bite and leave claw marks on trees between 5 and 7 feet high. Black bears will typically forage for two to four hours during much of spring and summer, compared to 20 hours of active foraging during the fall hyperhagia feeding phase. Some examples of vegetation that bears feed on in spring and summer months include loveroot, waterleaf, angelica, peavine and meadowrue. Please protect yourself and your pets.



Amendment to Covenants

As you may have guessed, due to the pandemic the Board tabled the Amendment to our Covenants covering clarification of rentals in Hadley Park. The Board felt it would not be beneficial to attempt door to door discussions on the drafted amendment which includes a clause to put a cap on rentals. It will take time to review this amendment with homeowners and passage requires a 2/3 majority endorsement before our Covenants are legally amended.

Board Meeting

During the past year the Board met once using video conferencing software. Now that the members are all vaccinated, we plan to hold an in-person meeting in the middle of May 2021. Homeowners are allowed to attend Board meetings provided they are vaccinated. We request any homeowner who would like to attend a meeting notify the Board Secretary, [Joyce Rich](#), prior to the meeting date. Joyce will include you on the agenda for that meeting. However, in order to protect the privacy of individual homeowners and/or renters, guests will be requested to leave the meeting when discussions turn to specific properties.

Trash

Several of the homeowners living on Hollow Crest have found trash thrown on the portion of their property that slopes down to the drainage system between Hadley Park and the Cottages at Glen Oaks. It does not appear to be bears scrounging for food. It may be people who do not realize these parcels of land are private property. Please keep a lookout for anyone using this area for trash disposal.