

## 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](http://www.hadleyparkhoa.com) as well as the IPM-HOA website [www.ipmhoa.com](http://www.ipmhoa.com). Being familiar with and abiding by these documents will ensure a safe and peaceful community.

### Annual Meeting/Budget Ratification

The combined Annual Meeting and Budget Ratification Meeting is scheduled for November 5<sup>th</sup> at 6:30 p.m. Due to the pandemic, the meeting will likely be held electronically but all homeowners will receive a notice with the specific details in late October.

### Amendment to Covenants

During last year's Town Hall Meeting immediately following the Annual Meeting there was a lot of discussion over the number of rental properties within Hadley Park. The wording in our Covenants is difficult to interpret.

**Article IX. Section 18. Leasing.** *No building on any Lot may be leased except in accordance with rules and regulations promulgated by the Association.*

A majority of the homeowners attending the meeting believe too many rentals could affect the value of our homes. It was agreed we need to put a cap on the number of rentals permitted in Hadley Park.

The Board discussed this issue and determined it can only be resolved by amending our Covenants. Early in 2020 the Board of Directors directed the HOA attorney to draft up an amendment to clarify the wording. The attorney submitted a draft in late March. The amendment draft contains six pages. Due to the pandemic, the Board decided to put the amendment on hold until such time as it would be more feasible to coordinate distributing the document to all homeowners and pursue their response to the proposed amendment. Amendments to our Governing documents require a 2/3 majority vote or 45 homeowners voting to approve. We plan to distribute this document to all homeowners in the very near future. We are hopeful all homeowners will read it carefully and provide their feedback so we can determine how we should proceed.

### REMINDER TO OUR RESIDENTS ...

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

### Yard Maintenance

A number of our homeowners take great care and pride in landscaping their property. When a neighbor's landscaping is not properly maintained it can detract from the appearance of the entire community. Keeping up with the landscaping helps protect the property values of every homeowner.



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. Please remember the appearance of our lawns directly effects our property values.

### Safety Tip



A homeowner brought to our attention the necessity for all of us to clean the vent from our clothes dryers. Lint can build up in the transition duct venting the dryer to the outside of the house. A buildup may create a dangerous flammable situation.