



Spring Newsletter 2018

Well, Spring is in the air, I can tell because the ice has melted, all outdoor surfaces are covered in a too-early-in-the-season pea-green pollen dust, mornings in the office alternate between throwing a log in the fireplace and turning on the air conditioning, there's the accumulation of a winter's worth of behavior of the 1-2% (see below) BUT, the pool potatoes have returned... so I guess it's time for the SPRING NEWSLETTER!

This is a great time to do some spring housecleaning. By now everyone should have received the minutes from the director's meeting in February, for that reason I won't belabor something you've already read and if you didn't read it, you're probably not reading this either so....

Being this missive is going to be stuffed in all doors, everyone will receive a copy. Resident owners, tenants, boomerang kids etc. will get a copy, so if you've never received an email from the Preserve and would like to be added to our database just email me at <ross.thepreserve@roadrunner.com> with database in the subject line and I'll add your address. I mean it is your home and you should know what's going on...or not.

Grayson, was the worst winter/ice/freezing storm anyone here can remember (you should have received my You tube slide show of the ice/snow that morning). Unlike freezing weather in other years, Grayson was different in that the temperature *stayed* in the 20's for days never warming up to above freezing during the day, this was the big difference. Destruction to vast amounts of our landscaping was obvious within two weeks. Many of our specimen (read expensive) and/or old trees/shrubs seemed to make it. As weeks went by the true damage started to show itself. Right up to today, what we thought were healthy trees/bushes have shown progressive damage. This storm might not have been as dramatic or well advertised but for the Preserve at least, it will far exceed the damage we sustained from last year's hurricane Irma. Experts have been thru on multiple occasions and all are at a loss as to what exactly is happening. 30 year-old palms that looked great just weeks ago are now dropping seemingly healthy branches and entire trees turning brown (the pool palms are a very good example).

Several teams have spread throughout the Preserve, assessing and repairing irrigation, continuing the upgrading paid for last year and new projects for this year, assessing the possibility of reincar-

nation of older landscaping and either waiting or yanking and replanting. This process will continue into summer.

We'll be starting the installation of the new fire/emergency alert system. Expect to see all sorts of equipment and men mostly behind the buildings.

The Realtor gate code has been changed with a minimum of angst.
Our website has been upgraded to a 'secure' site address

Unfortunately, what often starts out as good intentions becomes an eyesore. Littered around the community are a collection of broken, lopsided, empty, weed growing pots/planters or vessels for dead flowers.

There are areas in our community that to be truthful, are starting to look like store yards for left-over garden supplies. Pots are helter-skelter, leaning in all sorts of angles (pots on dirt will *always* be at angles for the simple reason rain/irrigation will soften the dirt and the pots will follow the washed out dirt. Potted plants for the most part become containers for dead/dying plants, pots are stored inside one another, hanging pots *with the hangers still attached* are sitting alongside buildings etc. There was a strong opinion to simply ban ALL pots, I mean what's wrong with planting in the ground? A pot here a pot there normally outside an entry door that's perpetually maintained is normally not a problem, it's when there are numerous (in some cases over a dozen!!) pots all over and for nearly 1/2 a year are empty vessels for the skeletal remains of what was once vegetation... well this is not something attractive and to be blunt (according to increasing numbers of complaints) looks like the trash it is, actually the descriptions were more well, descriptive but there might be kids reading this. So, in the near future any empty, broken pots remaining outside will be collected and disposed of. Residents are strongly urged to plant future plantings in the *ground*. How bad can this be? Any pot that's empty (dirt doesn't count) or contains visages of what was once a live plant will be removed and disposed of without further notice.

Along these same lines. 'Beauty is in the eyes of the beholder'. What one person thinks is just too-cute-to-die-for is just an eyesore to someone else. What may be perfectly fine in a private stand-alone home is not going to work in a multi-family (condo/villa/apartment) community. Hanging do-dads from trees and balconies (if it can be seen from the road) as well as any advertising/pennants and other generic wavy things don't belong in the Preserve and will be removed. This is the same thing as not allowing someone to paint their door fuchsia or put a neon beer sign in their window (most of you have heard of this *true* story).

The 2% Section... devoted to the 2% of thoughtless, inconsiderate residents that cause 95% of the headaches.

Considering the near 600 people associated with the Preserve we really don't have that many thoughtless, selfish, entitled and just mind-numbingly stupid residents, but there's always that 2%. Maybe it's just Jan and my patience-level hitting its mid-seventies:

Speeding: Probably the most malevolent behavior you can imagine. An aging population, *dozens* of dog-walkers and just plain walkers out and about constantly. What possible reason could an

idiot have to be speeding in the Preserve. Amazingly we seem to have an increase in these incredibly thoughtless residents. I know what I'd like the 'targets' of these people to do but I'm warned I could get in trouble. So, you've heard this many times, "...if you SEE a problem and don't REPORT the problem you're PART of the problem..." Get the license plate number or at least a description of the car and driver. If we have two complaints about the same driver I'll post their names and addresses so all of you can make your thoughts about such people known directly (unless the lawyers tell me I can get in trouble with this as well).

Serial Poopers: In the cloak of darkness lurks the *second* most obnoxious resident. Now that daylight savings has hit, this problem will probably kind of take care of itself. The Preserve has the highest ratio of dogs to residents than any other villa community. Kudos again to the 98% of owners that take care of their dogs, pick up after them, have a signed letter of recommendation from the 'dog-whisper', see that they don't bark incessantly driving their otherwise sane neighbors crazy and drop into the office for the ever-present treat. Then we have the 2% that really shouldn't own a pooch. They don't pick up thinking because their dog poops in the dark it doesn't smell, they send their dogs into ground cover or the woods thinking if it's out of sight it's out of smell. We actually had a cretin let their larger dog poop in the middle of the Mail Kiosk and *left it there*. I'd personally pay \$100 to get the name of that...person. The board has received an increase in the number of complaints of poop and dogs off leach (such as letting your dog run out the door, poop and run back). We'll fine anyone \$50 with the first offense (or pile), \$100 the second and if the dog owner is really that obnoxious to get a third warning, publish that resident's name so again, the 98% can make their feelings personally known.

The Preserve is one of the, if not *the* safest communities on the Island. Other than health/welfare domestic problems we just don't have police presence for crime. The reasons are many but probably the most effective prevention is that we present a 'hard' target and people know one another and report when things seem 'out-of-sorts'. We can't stop people from walking/biking thru the community. One of the most inviting conditions to a more nefarious visit are open garages. Besides the fact that it looks bad (I mean why would your neighbors want to see inside your garage all the time) anyone realizes that if someone is absentminded enough to forget to close the garage door, they probably didn't lock the door to the villa either. In any event, everything IN the garage is fair game. There is *no* reason to leave your garage door open if you're not working in it...CLOSE IT! Give your neighbors a break and help maintain the community's safe environment. If it's an ongoing problem we'll just have to start fining. And while we're on the subject of garages...

Garage - (definition) "*Garage (residential), a building or part of a building for storing one or more vehicles*" according to Wikipedia. We have a problem given us by the developers, no where near enough parking spaces. We can't do anything about this. A lot of residents are justifiably mad about residents that seem to use their garages for everything but their 'vehicles'. This free storage bin relegates the vehicles that should be *in* the garage to the very scarce open parking spaces...permanently. This leaves all the neighbors' guests, vendors etc. no place to park. The rules are simple, park IN your garage as a primary space, behind your garage (unless that blocks the access to a neighbor's garage) as a second option. So, it's inconvenient to park behind your garage because you might be put out in having to move the car once in awhile, so the inside car can get out...pity. Jan and I have two full size cars and have no problem fitting them both where they belong.

Bits and Pieces... 14 years doing this, you have to accumulate *some* useful information.

Shower grout/caulk. You have to take a close look. Grout dries out over time and a quarter inch or more can fall out easily. Not a big deal and can be overlooked for years. Most shower tile is white and

ANY missing grout should be noticeable with close inspection. If you see no missing grout at all...fine. If there are any spaces between the tiles and/or caulking around the tub/shower water *will* get in and over time rot the wood behind the tile...if you're lucky. If you're not lucky the entire knee wall/shower wall goes as does the pan and in many cases your neighbor's ceiling. And another potential problem is the sealant around the drain (particularly the shower drain) that if dried out allows allow water to bypass the drain and dripping into the pan below resulting in the same expensive fix.

Real ID. Down the road your SC drivers license will no longer be accepted for domestic air travel and other government/military ID. Getting a new 'Real ID' driver license really isn't that much of a hassle. Just email me and I'll send you the info.

Wood Floors. Many of you have been installing wood floors. Just a tip NEVER use any product on these beautiful floors that promise a 'shiny' finish. Products such a Murphy's oil leaves a film that builds and is very difficult to remove. It looks good for awhile but you'll pay for it down the road. Bona floor cleaner has the highest recommendation.

Hopefully we've *finally* been able to locate someone that can re-line our tennis court so that both tennis and Pickle Ball players can use the court. We're hoping it will get done this spring.

M semi-annual warning about water heaters - If it's original it *will* blow and the 80 gallons will be anywhere but the heater...replace it. And, while I'm on the subject of replacing, if you can't remember the last time you changed the air conditioner filter, it needs changing. This is pretty much a \$5,000+ asset that can be brought to it's knees by a dirty filter that costs \$2!

Both my mom and dad owned, lived and died at the Preserve. I learned that it is critically important to have information with you always that lets the hospital admittance staff and any emergency (ambulance) responders know everything about you that is critical to their being able to do their jobs as efficiently as possible. I developed a medical/notification card the size of a business care (easily fits into your wallet) that contains all this vital information. We'll pick out a couple weeks in the near future where any resident/owner can stop into the office, fill out a short questionnaire and I'll make up a laminated card for you.

Sometime after taxes are filed, Jan and I will bring in the Seacoast secure document shredding truck. You can bring all those accumulated boxes of info lining your garage walls that you felt uncomfortable just throwing away. You'll have plenty of notice.

One of the more enjoyable gossip/rumors currently moving thru the Preserve is that Jan and I are/have leaving/left the Preserve. Anyone can see our cars at the office 10 hours a day and an obscene amount of hours during the weekend...obviously we haven't. I'm not sending this missive from San Francisco (where we came from) so, I'll continue as your president and Jan will continue to serve as the HOA's manager for the foreseeable future but unlike my parents, they're not taking us out of here feet first...

We're a close-knit community that, considering the number of people that are involved with the Preserve....really seem to get along remarkably well with just the always-present 2% that fail to really care or exhibit individual responsibility. Really, 90% of our repeat problem residents are usually in that 2% group. So, don't get offended by the above if it doesn't pertain to you and pat yourself on the back that you're a good person that cares about our beautiful community...and to y'all...our neighbors, the board, Jan and myself thank you!