

HUNTINGTON TRAILS HOMEOWNERS ASSOCIATION

Dear Neighbors,

We hope everyone had nice holidays and are ready for the New Year. In that spirit, our thoughts can turn to maintaining and/or upgrading our properties to ensure that they are in compliance with our deed restrictions. Things to consider would be:

- Cleaning / pressure washing roofs blackened by accumulation of mold.
- Cleaning / pressure washing sidewalks also blackened by mold. (The sidewalk in front of your property is your responsibility to maintain.)
- Maintain lawns in good condition. Trim and edge overgrowth onto sidewalks.
- Repairing / replacing mailboxes which are leaning, damaged or weathering.
- Sometime after February, trim back and dispose of dead plants/trees/palm fronds (including those on the utility strips (a.k.a. tree lawns) and, possibly, replanting with some cold hardy ones. Remember, the city picks up yard waste every Wednesday and requests that it be tied in manageable bundles or placed in 30 gal. trash cans. Unbundled waste may be subject to additional charges.
- Repair and /or repaint fences that may be deteriorating. Do NOT paint interior of perimeter wall if your property abuts to it. Perimeter wall is due for painting this year.
- Repairing or replacing any dead zones on lawns.
- Removal of any unauthorized signs on properties. This includes any magnetic signs attached to vehicles which are parked in driveways and political endorsement signs.
- Ensuring that your house has a legibly displayed house number. Not only is this a convenience for your friends to find you, but it will also aid any emergency personnel to quickly identify your home.
- Repainting if necessary to maintain a pleasant appearance. Remember, that all house painting and structural changes (including fences and mailbox replacement) must be approved by the architectural committee before proceeding. (An architectural request form is attached).
- The architectural request form and the deed restrictions can also be found on our website at www.huntingtontrails.org

We have a great community in Huntington Trails and should be motivated to ensure that our property values stay competitive with the surrounding Huntington communities. The real estate market has not been kind to valuations in recent years, therefore it is incumbent on all of us to do everything we can to maintain our values.

Sincerely,

Your Board of Directors

P.S. Some additional thoughts:

- Please keep trash containers out of sight on non collection days
- Remember to pick up your pet's droppings from your neighbors' lawns
- Please park personal vehicles in driveway or garages if possible
- Remember to keep garage doors closed as much as possible. Thefts have occurred in broad daylight as a result of open, unattended garages. We are recommending that you sign up on www.neighborhoodwatchalerts.com for free for text message or e-mail alerts to report or be advised of any crime in the neighborhood.