

The Islander



17th Edition
August – 2006

Editor: *Elaine Boyd* – 596-4889 – elaine7620@aol.com

WE NEED ANOTHER BOARD MEMBER – WILL YOU VOLUNTEER?

By: Elaine Boyd, Secretary, Board of Directors

I will be resigning from the Board after the September meeting (meetings held the 2nd Thursday of each month at 7:00 a.m. at the home of Mike Knaub, President, 6659 Showhorse Ct.).

John and I will be moving to Mesa, AZ where we have a home.

This means we need another Board member. I was functioning as Secretary on the Board, but that doesn't mean you would have to do that job. All the Board members decide together who will hold which office.

This is a great opportunity to be involved in the decisions, which govern our HOA, and will offer you the chance to vote on important issues before the Board. The Board members also serve as the Architectural Committee.

Any homeowner can attend the Board meetings. We have an Open Forum at the beginning of each meeting for homeowners to ask questions or present other issues.

Won't you consider being on the Board? You will be doing your community a service that benefits all concerned. Call Mike Knaub at 550 1820, or approach any other Board member to discuss. THANK YOU.

WEB SITE FOR THE ISLAND

The web site needs some work. A lot of the input must still be done, and some corrections made. So, you will hear more about this later, when it is really ready to view.

PARKING AT THE ISLAND

I know we have some new residents. Please note our rules for parking:

- 1) Residents are to park in their garages whenever possible (may be a good time clean out that storage). The 2nd choice is your driveway. No resident parking on the street overnight.
- 2) If you have guests who will be parking in front of your house, please let the management company know (Z & R Property Management – 594 0506). You will need to know the make/model of the car and license number.
- 3) PLEASE do not park with the wheels on the sidewalk! Please inform your guests that this practice is breaking down the concrete and have them re-park their car, if necessary. Personally, I have no idea why one would want to do this – there is no logical reason for parking on the sidewalk (our streets are wide enough, you won't get hit by a passing car).

NEW RESIDENTS

WELCOME TO THE ISLAND ! You should have received a copy of the CC's & R's and the Rules & Regulations for your HOA. If you have not already, please review the R's & R's. These are important for us to follow to maintain our beautiful community.

- 1) Mentioning the rules, please be sure to store your big, brown garbage container in your garage. Storage on the landscaping is not permitted.
- 2) Dogs: Needless to say we expect owners to pick up after their dog, and all dogs must be on a leash when walked. Be sure your dog has a 'tag' so he/she can be identified as yours. Even though you don't think they will run away, dogs want to roam and cannot be returned to you if they don't have a tag. PetSmart has a device that will print up a tag almost instantly and it doesn't cost much. Oh, one more thing - dogs over 50 lbs. (adult weight) are not permitted at The Island, nor are dogs with dangerous propensities.
- 3) The Island streets are not a place to play NASCAR. Please slow down. Lately, we have observed speeding cars, especially in the morning.

GOLF COURSE

We have received a request from the owner of the golf course. They ask we do not walk dogs on the cart paths, or the course itself, and please do not let children "play" on the course. Let's respect their private property.

PRE-APPROVED ITEMS FOR HOME IMPROVEMENT

You do not need an Architectural Request Form for the items listed below. For other improvements to the outside of your home, please obtain a request form from any Board member, and submit that request to Mike Knaub. There can be no alteration to the outside of your home without Board approval.

- 1) Air Conditioning: A licensed, bonded contractor should install the system. Permits must be obtained. The unit must be set close to your home inside the bark area and as far from the front of the house as possible.

- 2) Storm Doors: All exterior storm/screen doors must be white in color, with or without brass plate, to match the doors already in our community.
- 3) Down Spouts: You may replace the black flexible down spout with galvanized metal painted to match the house.
- 4) Step Sealing: Some homes have wooden steps at the back. It is the homeowner's responsibility to maintain these steps at their expense. Waterproofing/sealant or stains may be used, or white or grey paint to match the house.
- 5) Window Well Covering: Coverings may be installed by a professional and painted either white or gray to match the house. Maintenance will be at the expense of the homeowner.
- 6) Satellite TV or Internet Dishes: Only dishes for those two purposes are pre-approved. A professional installer should be used.

The dish may be mounted only as follows, nothing is to be installed on the roof.

- 1) Mounted on the side of the house as close to the rear of the home as possible.
 - 2) Mounted on a mast, not to exceed five (5') in height and in the bark area on the side of the home, as far to the rear of the home as possible.
- The homeowner is responsible for repair and damage caused by this install.

BOARD'S CORNER

By Skip Wall

Although we are still in a drought, the ability to water 3 times/week has allowed us to keep our lawns looking pretty good. More rain is still what we need although spreading it out will help.

You may have noticed on two occasions we did not cut the lawn every week. The first time was because on cutting day (Wednesday), we had so much rain that the mowers would have rutted the yards. The second occasion we went to the other extreme. The yards were not growing and due to the heat, brown spots were showing. Our policy is to cut every week unless conditions are too wet or dry.

In the past years when we got into August, we often went to two weeks to prevent the yards from drying out too fast. Weather conditions will dictate what we do this year. If you had sod or trees replaced, please supplement the water from the sprinklers. We cannot come around and individually water each sod patch or tree that has been replaced, so we ask your help in assisting the watering effort. If you are physically incapable of watering any replaced sod or trees, call Skip at 380 0383.

Replaced bushes will be reconnected to the drip line and should be OK. But, you should check them to see if they need any additional water till they get established. Trees will be pruned in August and bushes pruned after the growing season ends. Mulch is also being added to bare spots.

As usual, your comments and suggestions are welcomed. We all have a vested interest in keeping The Island beautiful.

SOCIAL COMMITTEE – Rita Steinhauer, Chair - (637-7664)

Rita has an open invitation to anyone who would like to replace her as Social Chairperson. The committee also welcomes any suggestions or participation, just call Rita. Please join us for the monthly luncheons, announced on the bulletin board.

INSURANCE (A Reminder for new residents – Important!)

All owners at The Island are encouraged to double-check their current personal insurance coverage. While the Association does provide comprehensive coverage for the structures in the community, each resident owner should have an HO-6 policy to cover his/her personal contents. The HO-6 also provides extended property coverage for the owner in the event a claim occurs on his/her individual unit. In cases where the claim only affects a single unit or is the result of the owner's Negligence, the Association's deductible of \$5,000 is assessed to the owner's account.

If you have your HO-6 coverage set up properly, your insurance will probably pay the Association's deductible so your out of pocket expense would be minimal. If you rent your unit or it is vacant, you should still have your own insurance policy! If you rent your house, you should have a rental dwelling policy and your renter should also have contents coverage.

Thought for the Day:

“No one lives long enough to learn everything they need to learn starting from scratch. To be successful, we absolutely, positively have to find people who have already paid the price to learn the things that we need to learn to achieve our goals.”.....Brian Tracy, Author & Speaker

I have enjoyed serving the community and meeting some very nice people here. If I don't speak to you in person before I leave The Island, I wish you and yours all the best in life –

Elaine

Any issues you may have, should be reported to:

Z & R Property Management

Office: 594-0506

Ask for Devin Smith