

# Deacon Ridge Condo

## NEWSLETTER

Volume 1, Issue 1

June 2018

### Deacon Ridge Condo HOA Board of Directors

<b>Dan Hyre</b> President	<b>Norma Spears</b> Vice President	<b>Sylvia Ashworth</b> Secretary	<b>Treasurer</b>	<b>Mike Perdue</b> At Large
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### From the Condo HOA President

As president of the Deacon Ridge Condo Board of Directors, I think an informal way to communicate to the homeowners is long overdue. What's new? What is the board hearing from residents? What can the board do better? We will be sending out newsletters letting residents know what's going on in and around the community.

Included will be informative articles about our declaration, upcoming improvements, and any changes that the homeowner should be aware of.

Many residents may not be familiar with the basic rules for living in a PUD (Planned Unit Development) community. These rules were set up by the original developer about 18 years ago. Some rules were later amended or added by the homeowner association board of directors. Hopefully, this will become a quick reference to the rules that bind us all together.

We welcome comments and reactions from you. All of your board members names and titles are on top of this newsletter. Your property manager is Candace Coble and you can email her at [ccoble@forestproperties.com](mailto:ccoble@forestproperties.com) or call the Allied office 336-299-8825

The board not only welcomes your comments and opinions, they rely on them when making decisions related to the operation and improvements to our community.

I appreciate your patience and understanding as we work hard to keep your community to the level we all expect and deserve.

### Coming Soon - New Community Cameras

The Deacon Ridge Master Board held a homeowner meeting on March 27, 2018 to present the new camera system to be installed.

Dan Hyre, Master Board President, gave an introduction to the project and then introduced representatives from General Security, Shawn Hunt and Jim Starr. Mr. Starr described the new system and showed the proposed layout of the system.

After an informative description of the plan, along with positive discussion from those attending the meeting, a call for a vote was made. Those present voted overwhelming in favor of the new camera project.

### Law Enforcement Officer

**Alex Mills, WSFC Officer, is now a Deacon Ridge resident and will often be visible on the property! Please welcome him by introducing yourself.**

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## Doggie Waste Stations will be added to Deacon Ridge

The number one complaint we receive is related to dog feces and pet owners' failure to clean up their dog's waste.

The Board of Directors has approved doggie stations to be located on the property for the convenience of our pet owners. We ask that dog walkers pick up your dog's waste and dispose of it. New signage will soon be posted around the community, related to existing pet rules and regulations, including fines up to \$150, if pet owners are not compliant.

Just a reminder, Winston Salem City Ordinances require that all pets must be on leash.

Please help us keep the grounds clean and be a responsible pet owner!

## Trash Disposal

We all enjoy living in an attractive neighborhood.

Curb appeal is very important to us, our visitors and future home owners. Property values are maintained or enhanced when located in an attractive area. Our landscaper does a great job with grass maintenance, pruning bushes, flower updates, pine needles, etc. – all creating a pleasant appearance.

Please help us keep trash off the lawn, left around dumpsters and in our parking lots – dispose of your trash properly.

Please break down all large corrugate boxes before putting into the dumpsters. If a dumpster is full, please take your garbage to another nearby container. DO NOT leave sitting on the ground. The garbage truck drivers do not get out of their trucks when emptying the dumpsters.

NO furniture is allowed outside the dumpster – the HOA must PAY someone to pick up all furniture. This is an expense we could eliminate with your help!

Please help us keep our community clean and free of trash – we appreciate your help!!

## Parking Lot Reminders

Many homeowners may not be familiar with the parking restrictions here in our Deacon Ridge Condo community.

- Parking is for residents and their guests only.
- Vehicles must be in an operable condition, with current registration displayed, to be parked in the community.
- RV's, ATV's, commercial trucks, trailers and boats are not allowed to be parked in the community.
- Car maintenance is NOT allowed in our parking lots.
- If your car is in violation, a sticker may be posted on your vehicle. Please take it seriously.
- The Board of Directors is authorized to have violators towed.
- Towing costs will be the car owner's responsibility.
- Please honor our speed limit of 13 mph. We have many pet walkers, children playing and walkers in our community. We do not want to see any accidents due to speeding cars.
- Our roundabout is a four (4) way STOP. Please come to a complete STOP at each of the STOP signs at our traffic circle.

Please be diligent about obeying parking lot rules in our community!

## Auto Information Needed

Deacon Ridge Condo rules and regulations require that ALL residents on the property provide the following information for each condo occupant. This is needed to issue parking decals.

Please complete the attached condo occupant information request and email to:

Dan Hyre at: [hyredr@aol.com](mailto:hyredr@aol.com)

Or mail to:

Dan Hyre

1011 Timberline Ridge Ct.

Winston-Salem, NC 27106

# Deacon Ridge Condo Occupant Auto Information

## CONFIDENTIAL

### Car 1

Make: \_\_\_\_\_ Model: \_\_\_\_\_  
Year: \_\_\_\_\_ Color: \_\_\_\_\_  
License Plate #: \_\_\_\_\_ State: \_\_\_\_\_

### Car 2

Make: \_\_\_\_\_ Model: \_\_\_\_\_  
Year: \_\_\_\_\_ Color: \_\_\_\_\_  
License #: \_\_\_\_\_ State: \_\_\_\_\_

## Deacon Ridge Condo Occupant Information:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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Winston-Salem, NC 27106