

Raven Pointe

Raven Pointe HOA Autumn 2016 Newsletter

Landscaping and Maintenance

We are very fortunate to live in a neighborhood where so many take such great care of their properties. The warm months are great for tackling those big projects on your list. When you are scheduling maintenance, please be sure to notify your neighbors of anything that may effect them such as along property lines. There have been some occasions when, in complete innocence, we have had neighbors' plantings and trees damaged by paint, stain, pest treatments and fertilizers that are sprayed past the property line. Allowing our neighbors the courtesy of a heads-up in these occasions allows them to cover any vulnerable plants. And, remember, liquids being sprayed inside your fenced yard tend to find their way to the other side of the fence.

Also remember that it is always worth the extra cost to have a surveyor confirm your property lines before installing a new fence. Many neighbors have learned this lesson the hard way and the Board encourages residents to take this step to ensure correct installation the first time.



Annual Meeting

October 17, 2016

7pm

Millwood Fire Hall

Save the Date!

Snow Events

In the future, the Board will send out emails prior to snow events asking those who need assistance to make their needs known to us. We make no promises and the Board of Directors is not getting in to the snow removal business, but we will do what we can to match up those who need help with someone who is willing and able to provide it.

Your HOA Board

Tom Tandy—President

Anne Marie Utz—Vice President

Katelyn Poffinberger—Treasurer

Brandy Schwab—Secretary

Valerie Kramer—Director

Please feel free to contact the Board at
board@ravenpointehoa.org

Cleaning Up After Your Dog

It's dog walking season again, and that means it's dog poop season again. Every responsible dog owner agrees: picking up after your dog is a MUST. No matter where or when it occurs, there is NO excuse for not scooping the poop. So, here are ten reasons why EVERY dog owner MUST be responsible for picking up EVERY TIME.

1. **It's common courtesy.** Cleaning up after your dogs shows respect for our neighbors and our community. Only irresponsible dog owners leave their dog's poop for others to look at, step in or clean up.
2. **Dog poop is unhealthy.** Abandoned dog poop can host diseases and/or parasites which can infect other dogs who come into contact with it, or be transmitted to people who accidentally step in it and track it home. Particularly at risk, of course, are children who play outside and come in contact with the poop.
3. **Dog poop bio-degrades slowly.** Some people think it's okay to leave dog poop because it will break down naturally; however, the biodegradation process is very slow and, especially in places where the dog population is high, abandoned dog poop can accumulate faster than it breaks down.
4. **It's not fertilizer.** In fact, poop impedes landscaping efforts. Leaving dog poop encourages other dogs to mark that spot (by urinating over the previous dog's scent): poop left on the grass contributes to the problem of "nitrogen burn."
5. **Dog Poop pollutes the water.** Dog feces, like any feces, contains high levels of nutrients, like nitrogen and phosphorus, which actually pollute the water. Cleaning up after your dog is environmentally responsible. And please don't dispose of dog poop in storm drains: storm drains are a direct conduit to our water system!
6. **Dog Poop is unsightly.** Everybody knows that. It's disgusting. Pick it up. We all deserve to live in a clean community where we can be proud and step lightly.
7. **Dog Poop tops the list of complaints against dogs.** More than dog aggression, nuisance barking or unsupervised dogs, most complaints against dogs are about people not cleaning up after their dogs.
8. **Dog Poop makes all dog owners look bad.** Every time you don't pick up after your dog, you are giving one more reason for others to dislike dogs and dog owners.
9. **Your actions set an example for others.** When you pick up after your dog, you are part of the solution! And your actions will help convey the message that it's the right thing to do. Your actions will encourage others to do the same, and soon, this will be a non-issue, because everybody will simply pick up without giving it a second thought.
10. **Lawn care is everyone's responsibility.** Just because your dog goes to the bathroom on the grass close to the street, does not mean that is not someone's yard. They have to mow and maintain all areas, and they should not have to pick up your dog's poop to maintain their own yard.

It's up to each of us to do our part in keeping Raven Pointe clean and poop-free. **Make sure you carry bags with you.**

Other Items of Interest

- This newsletter is being distributed by email only and will also be posted to the website.
- If you are not currently in the directory and would like to be, please contact Brenda Goodwin at communications@ravenpointehoa.org or by phone at 540-723-4236. She will be happy to get you included and deliver a directory to you. Please help pass the word to new neighbors.
- With the coming of the new school year and more activity around the neighborhood, please help to keep a watchful eye and report any suspicious activity to the Frederick County Sheriff's office at 540-662-6162.

Renting/Leasing Homes

In the interest of community awareness, the Board of Directors of RPHOA has decided to provide clarity on the rental restriction contained in the Deed of Dedication that governs property rights in Raven Pointe. This is being provided at a time when, to the Board's knowledge, no homeowner is renting any property in violation of Article VII, Use, Restrictions and Covenants. The Board sought the views of legal counsel and have been advised as to the following:

Paragraph 1, Article VII, Raven Pointe Deed of Dedication provides: All Lots shall be used for single-family residential purposes only." (Emphasis added.)

The applicable Frederick County zoning regulations define a single-family dwelling as "A structure, not including mobile homes, arranged or designed to be occupied by one household." § 165-101.02

B. Definitions & word usage.

There is no prohibition in the Deed of Dedication on renting out an entire residence to a single family. The restriction applies only to renting part of the residence to individuals who are not part of the same family. The Board intends to enforce this restriction while recognizing that special circumstances may arise, such as where a medical or service provider may require housing. The Board has the power to decide against enforcement in certain circumstances without waiving the right to do so in the future. If there are any questions about any of this, the homeowners should submit those questions to the Board in writing for further consideration.

Special Thanks

Brian & Sally Oliver

for paying to have the landscaping around the Inverlee Road sign irrigated three times every week.

Philip & Monica Schultz

for landscaping and mowing around the Cahille Drive entrance sign

Brenda Goodwin

for being our unofficial welcoming person and for maintaining and distributing the neighborhood directory.

Gerald Reynolds

for mowing beyond his property line keep RP looking great

Alex Hewes

for untold hours of pro bono guidance and administrative assistance to the Raven Pointe HOA Board.

Tom Tandy

for his longstanding service to the community, keeping things tidy and for reporting streetlight outages.

Pete Sherman

for maintaining and updating the website.

Annual Picnic

Date: September 25, 2016

Time: 4:00 pm

Location: To Be Determined (Our Usual Site is Under Construction)

If you would like to volunteer or have any ideas you would like to share, please email board@ravenpointehoa.org. Our favorite ideas are the ones you're willing to implement yourself.

Volunteers Needed For:

- Setup of tables & tents (tents only if the sun is hot that day)
- Use of trash cans and removal of trash
- A team of people to provide activities for the children in attendance.

We will provide more information as the time draws near.

Stay tuned to your email inbox for more!