

Owners of Colony Hill - Neighborhood Updates

2016 Owners of Colony Hill Board

President: Janice Gilchrist (Beech Hill)	jgilc65@yahoo.com
Vice President: Thomas Sweeney (Beech Hill)	toms10@mac.com
Secretary/Treasurer: Ronnie Lily (Stoneridge)	lillyr9@gmail.com
Director: Miriam Lee (The Commons)	miriam.a.lee@gmail.com
Director: Margaret Brill (Condo I)	mbrill999@gmail.com
Director: Barbara Griffin (Beech Hill)	mewker@nc.rr.com
Director: Nick Mason (Beech Hill II)	smason41@nc.rr.com
Director: Lisa Humbert (Condo II)	theluffykitty9@gmail.com

Clubhouse Upgrade: The Board discussed the need for necessary upgrades to the Clubhouse - Phase 1 would be an upgrade of the carpets, furniture and appliances. Phase 2 would be an upgrade of the Clubhouse bathrooms. The Board is researching financing Phase 1 and not wiping out the existing small reserves. The Board has a committee which is doing the necessary work to determine what the upgrades should be and the plan is to have Phase 1 work done in the early part of 2017.

Pool: **The pool will close on *September 26, 2016 for the season.*** A request has been made to the Board to consider opening the pool in 2017 earlier than end of May. The Board will research the cost and set up for this possible change in the Spring of 2017

Annual Meeting: The Colony Hill Annual Meeting will be held **Tuesday, November 15th at 6:30pm** at the Colony Hill Clubhouse: If you have an item for the agenda, please let the Board President or Property Manager know.

Dues Increase: The monthly dues for Colony Hill will increase from \$25 to \$30 per month effective January 1, 2017. Individual HOA's will decide whether to pay from their existing budget or increase their 2017 monthly dues. The purpose of the increase is to build up the reserve for long term capital needs.

Chimney Inspection and Cleaning: Fall is the time to be thinking about our chimneys. When was the last time you had yours inspected and/or cleaned? So, before we light that first warm fire, please make sure you have had your chimney checked out and cleaned!

Directory Update: So many folks are changing email addresses and dropping land lines. Please help us by completing the attached form and updating your contact information. As soon as we get the new updated information it will be posted on the Allenton Management website.

Fall – Clean Up: Our hot summer is finally coming to an end. It will soon be time to clean up our front yards, empty the expired flower pots and prepare for the fall. Our landscape companies will start their leaf pick up schedule, as appropriate, and the gutters will be cleaned once the leaves are all gone.

Pets:

- **Must be walked on a leash at all times – NO EXCEPTIONS**
- **Owners must clean-up any mess the dog makes (Anytime and Anywhere)**
- **Dogs may not be tied or chained outside.**
- **Outside cats are prohibited.**

Safety Reminders:

- **Always lock your vehicle.**
- Let a neighbor know when you plan to be away.
- If you are expecting the delivery of a package and can't be home to receive it, ask a neighbor to be on the lookout for it so it is not on the porch for an extended period of time. Or, consider having it shipped to your business address.
- **Lock your door and storm door at all times.**
- Be aware of any suspicious person when you enter or leave the neighborhood or when getting in or out of your vehicle. If you have an alarm system on your vehicle, have the FOB handy so you can push the panic button if confronted.
- Put some lights or radio on a timer in your home.
- Security systems are very affordable and you may want to consider one.
- **Please walk facing the traffic** – never walk with traffic to your back
- Wear bright colors or a reflector vest in the evenings
- It is a good idea to turn off the water to your toilets, washing machine and icemaker when away for an extended time.
- Be a "Neighborhood Watcher" and report suspicious activity/persons to 911.

Good Housekeeping:

- Keep your front porch and patio clean and neat.
- Check dryer vents for clogging to prevent a fire. (Good indication of problem is if clothes taking longer than normal time to dry.)
- **Replace washing machine and icemaker hoses that are rubber or plastic every 3 – 5 years. We recommend the braided stainless steel type as a permanent solution. (Approximately \$20 at Lowe's or Home Depot).**
- Check and replace HVAC filters on a regular basis. (90 days or less)
- Replace batteries in smoke detectors yearly.

Management Contact:

Allenton Management

Mailing Address: PO Box 3250 – Durham, NC 27715

Physical Address: 3500 Westgate Drive, Suite 800, Durham, NC 27707

Phone: 919-490-9050

Facsimile: 919-493-1506

Email Contact: info@allenton.com

Owners of Colony Hill
Owner Contact Information Request

Name: _____

Colony Hill Address: _____

**Check Best Number
For Directory**

Home Phone: _____

Work Phone: _____

Mobile Phone: _____

Email Address (if one): _____

Emergency Contact:
(Ideally someone who has access to your home)

Name: _____

Phone: _____

Please complete and Return to:

Allenton Management
PO Box 3250
Durham, NC 27715-3250

Facsimile to: 919-493-1506
Email to: info@allenton.com