



AR
Abbotts Run HOA

Architectural Control Committee

May 2019

Hello Neighbors:

Please join us in welcoming the spring/summer season with its sunshine and warm weather. As the sleeping bulbs awaken and spring out in a kaleidoscope of colors, and leaves and blooms fill the bare branches of trees, it is a true welcome to the beauty of spring. It is also a great opportunity to start on home projects that you might have been putting off to help make your home a warm and inviting place both inside and out.

We are extremely encouraged to see that some homeowners have already spruced up their flowerbeds with new mulch and pine straw!! It's also time to examine our shrubs and remove any shrubs that have little to no leaves on them since all shrubs will already have all their leaves if they are healthy. If you are uncertain, please contact us for advice. Spring is the perfect time for planting, so please replace dead shrubs as landscaping is an easy way to add curb appeal. Consult with your local garden adviser or landscaper for the appropriate shrubs for the area that you need to plant shrubs as the location and type of shrub are important factors for them to remain healthy. For easy maintenance, there are shrubs that need little care and provide great color year round without too much effort once established. Two shrubs that come to mind are the Gold mop weeping cypress and Abelia Kaleidoscope.

As a reminder, mandatory requirements for all homeowners are mowing your grass and edging around flowerbeds and along the driveway and walkway. Also provide weed prevention to grass and pull and remove all weeds and grass growing in flowerbeds. New for this year and moving forward, is the mandatory yearly replacement of pine straw or mulch around all flowerbeds and trees. Besides helping with curb appeal, there are several benefits of having pine straw or mulch. Mulch helps to retain moisture with the upcoming hot months so shrubs and flowers require less watering as well as preventing weeds from invading flower beds. During the winter months, mulch helps to protect roots of shrubs and flowers from the cold and possible freezing temperatures. You are allowed to have a ground cover in lieu of mulch or pine straw provided the ground cover is an accepted plant and not weeds!! Edging around flowerbeds cannot be mismatched blocks or left over bricks. If edging is being used, it has to be garden edging made of stone or timber and be consistent around the entire flowerbed. All garbage bins need to be out of sight from the road both from the front as well as the side of the house.

As you might have noticed, the roots of the trees planted by the builder many years ago have now invaded our lawns and the roots are exposed and killing the grass or preventing grass from growing. Unfortunately there is not much that can be done to prevent this but there are a few fixes that will help make the area more pleasant to look at and even add color and interest in your garden!

1. Remember that trees can be pruned! If you control the height of a tree, you can also control the width of its span and the root system. Please consult with an arborist (Arborguard, ask for Troy) has worked with the HOA in the past. Also, as a reminder, please get ACC permission regarding cutting any trees.

2. Plant a mix of perennial and evergreen ground cover that requires little sun and spreads easily to grow in between the roots of the trees. This will provide a green cover and even color where grass will not grow. Suggested ground cover: Lilyturf - 8-10in clumps with small bluish violet flowers in the summer; Sedum - Spreads slowly with a small bloom in mid to late summer; Creeping phlox - perennial that blooms in spring; flowering thyme - 1 to 3 in in height, stays green in the winter and is deer resistant! Mondo grass; Ajuga or bugleweed.

3. Create a larger bed of pine straw or mulch to cover the roots.

Painting and power washing your exterior, deck and driveway are required maintenance for the health of your home. Look for wood rot especially around doorways and trim. Consider using vinyl that looks like wood as a replacement since it won't rot. Please remember to get ACC approval before doing ANY exterior work to your home even if the colors will be the same. Also, recently, many homeowners have changed their roof or are planning on changing their roof. Please do due diligence when using companies that solicit your business and remember to request ACC approval several weeks before planning to do any work, as per the covenants. Approvals can be a process and not a 1 to 2 day turnaround. Your work will be delayed if there are any issues or questions to be resolved so please plan ahead and request your approvals 30 days prior to any planned work.

As a community, we need to work together to make Abbotts Run a neighborhood to be proud of. The HOA Board and committees are volunteer based and we strive to do our best to provide the management of the covenants and guidelines to preserve the integrity and beauty of our neighborhood. However, it takes the cooperation and genuine concern of all homeowners to make the neighborhood a place that we all want to live in and to help increase the value of our homes! Please feel free to contact us with any concerns you may have or if you need help or guidance on any projects that you would like to do. We do want to encourage you to work on projects to enhance your home as we all benefit when home values increase. Have a great spring and summer!

The ACC committee will be performing a community wide audit starting May 23, 2019, to review each homes landscaping progress and application of pine straw and/or mulch.