

# Avalon Woods II

MyPOA  
202 North Liberty St. Suite 101  
Harrisonburg, Va 22802  
(540) 434-6166  
Info@MyPoa.com



## Newsletter

April 2018

### MyPOA Holiday Hours

Memorial Day- Office closed

### Memorial Day Trash Delays

The Memorial Day Holiday will not affect your trash pickup on Wednesday or your recycling pickup on Monday.

### Local Events

Don't forget that JMU's graduation runs throughout the weekend of May 4<sup>th</sup>. The city will be flooded with thousands of families of graduates. If you want to support graduates, details can be found on JMU's Commencement website. For everyone else, it might be a good weekend to either not leave your house or to get out of town!

### Annual Meeting Update

The Association was able to transfer \$7,908 to its Reserve account, which is used for long-term repair and maintenance issues.

Unsupervised children continue to pose a safety hazard in the community. Please be sure that your children are supervised at all times, and that they are not playing in the street.

The Association will have an arborist assess the trees in the community; they will be looking for growth that needs to be removed because of decay, trees that need trimming, and trees that need to be completely removed. This inspection will include private lots as well as common area.

### Community Issues

We ask all owners to help keep the expense of bulk trash down by placing your big pieces out only on the first Wednesday of the month. In addition, if you see the dumpster is full please wait to take your trash until it has been emptied.

### Spring Maintenance Checklist

- **Doors, trim, and shutters:** Check for faded paint and deteriorating trim, and repair and refresh.
- **Siding:** Clean siding with a pressure washer to keep mold from growing.
- **Decks and porches:** Check all decks, patios, porches, stairs, and railings for loose members and deterioration. Open decks and wood fences need to be treated every 4-6 years, depending on how much exposure they get to sun and rain. If the stain doesn't look like it should or water has turned some of the wood a dark gray, hire a professional.
- **Landscape:** This is a natural for spring home maintenance. Cut back and trim all vegetation and overgrown bushes from structures. Limbs and leaves can cut into your home's paint and force you to have that side of the house repainted. A little trimming can save a lot of money and time.
- **Flower Beds:** Select a limited color palate or add green plants to bring in a natural element. Consider purchasing plants with your neighbors



# Avalon Woods II

MyPOA  
 202 North Liberty St. Suite 101  
 Harrisonburg, Va 22802  
 (540) 434-6166  
 Info@MyPoa.com



## Newsletter

and sharing the cost so everyone has a coordinating look. Use pots to add personalization but keep it simple. Go with pots that have the same design, but add interest with different sizes. Resin pots are a great choice as they aren't as heavy as clay or concrete. A thick clay or concrete pot will be even heavier when filled with dirt and a mature plant! Try going vertical too with hanging baskets to add other attractive features. Check out more great ideas at [Landscaping Network](#).

- **Window and door screens:** Clean screening and check for holes. Tighten or repair any loose or damaged frames and repaint. Replace broken, worn, or missing hardware. Wind can ruin screens and frames if they are allowed flap and move so make sure they are securely fastened. Tighten and lubricate door hinges and closers.
- **Foundation:** Check foundation walls, floors, concrete, and masonry for cracking, heaving, or deterioration. If you can slide a nickel into a crack in your concrete floor, slab or foundation call a professional immediately.
- **Roof:** Inspect roof surface flashing, eaves, and soffits. Check flashings around all surface projections and sidewalls.
- **Gutters and downspouts:** Pull leaves and debris from gutters and downspouts. Reattach gutters that have pulled away from the house. Run a hose on the roof and check for proper drainage. If leaks exist, dry the area and use caulking or epoxy to seal the leak.

- **Exterior caulking:** Inspect caulking and replace if deteriorating. Scrape out all of the eroding caulk and recaulk needed area.
- **Dryer Vents:** Clogged dryer vents can become a serious fire hazard. Dryer vents should be cleaned out yearly. Purchase a dryer vent cleaning brush at a local hardware store.

### Why Scoop the Poop?

American pet owners collectively spend tens of millions of dollars every year on veterinary care and over-the-counter medicines for their furry loved ones. But what many don't realize is that many pet illnesses can be avoided by simply keeping the backyard clear of pet waste.

Besides being a nuisance, uncollected dog waste is a serious problem for our association. Next time you're tempted to leave your dog's droppings on the lawn, please remember these facts:

1. The Environmental Protection Agency is becoming aggressive about enforcing the Clean Water Act. Uncollected dog waste contributes to this issue.
2. The appearance and quality of the common areas are known to affect home sales—not just whether and for how much they sell, but how quickly.
3. The more residents complain about dog waste, the more time the manager must spend on enforcement rather than serving the association.



# Avalon Woods II

MyPOA  
202 North Liberty St. Suite 101  
Harrisonburg, Va 22802  
(540) 434-6166  
Info@MyPoa.com



## Newsletter

4. Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.

Dog waste is more than just a smelly and unsightly mess. It's also a breeding ground for infection—especially in dog parks and other areas where dogs frequently gather. Bacteria, worms and other parasites thrive in the waste until it's cleaned up or washed into the water supply. Giardia, ringworm, roundworm and E.coli are examples of such inhabitants, all of which are commonly found in dog feces and are easily transferable upon contact.

When pets become sick, contagions are often times passed through their deposits into their own yard. The longer infected dog waste stays on the ground, the greater a contamination becomes. And when this waste is not picked up, pets have a high risk of catching the infection over and over again.

The best thing pet owners can do to help keep their four-legged friends healthy and safe is to pick up after them and to do so in a timely manner.

### Donations

Spring is officially in the air. For many that means it is time for spring cleaning! Please remember there are several area businesses that will take gently used clothing, home furnishings and just about everything in between. Here is a list of some area businesses that will take your items, some may even pick them up for you!

- [Salvation Army Thrift Store](#)
- [Mercy House Thrift Store](#)
- [Blue Ridge Hospice](#)
- [Goodwill](#)

Donating items can help save our community money! Part of YOUR dues goes to bulk trash pickup. By donating larger items to those in needs, less money will be used for this trash service, and can be saved for future projects.

### Smoke Detectors and Fire Safety Prevention

Can't reach your smoke detector? Unsure if it works or how to test them to see if they work? The Harrisonburg City Fire Department will be happy to send a representative to check your smoke detectors and change the batteries. This is a free service to all city residents! You can call the Fire Department at 540-432-7703 to set this up.

