

Lincoln Commons

Homeowners Association

July-September 2018

Welcome to the Neighborhood

HOA payments are due on the first of every month at \$95.00, and late payments are applied by the tenth of every month, which are \$105.00. Payments may be made every 3 months, 6 months, or yearly as well, but must be paid up front. There will not be a discount for paying for more months, due to keeping your HOA as low as possible. Lincoln Commons HOA only accepts payments with check, money order, or cashier's check. No credit cards are accepted. Please make sure to read the bylaws that were given to you when purchasing your home.

Fire Prevention and Protection

With all the dry, windy air and warm temperatures in the summer months, it is very important to make sure that fire hazards are minimized. Please make sure that if you smoke, all butts are put out completely in something like a water bottle. Also make sure that all gas containers are properly stored in a safe place. If you have a grill, please keep it away from the home. No other open flames are permitted.

Landscaping

The HOA will manage the grounds, keeping grass cut, weeds pulled, etc. When it snows more than 2 inches, the HOA will provide snow removal. Please note that if there are cars blocking the roads snow may not be removed.

Submitting Designs to Change or Add

As a homeowner, you have the right to change something about your residence. Such things include: installing surveillance cameras, adding a screen door, etc. However, please read the Lincoln Commons HOA bylaws to make sure that all rules and regulations about changes are met. A design submittal to the HOA is required and needs to be approved before the changes/add ons are made. You can submit them to: lincolncommons0807@yahoo.com. If the HOA submittal is not completed, homeowners will be required to remove the change.

Notice to Owners of Rental Properties

Property owners who rent their townhome in Lincoln Commons are responsible for their tenant's compliance with our HOA bylaws. Leases shall be in writing. Owners provide a copy of the bylaws to their tenants as an addendum to the lease. Owners are also required to notify the management company of Lincoln Commons (J Elliott Construction) immediately upon leasing their property, and to provide the tenant's name(s) and owner's mailing address. Property owners are responsible for payment of dues to the homeowners association.

Parking

All parking lines and most fire lines have been painted. Thank you for all your help with making it a relatively easy process. Please make sure you use your garages or parking spots. Also, please have guests use designated parking spots when visiting. There is to be NO parking in the fire lanes. If the fire department catches any vehicle, they will tow the vehicle at the owner's expense. Please also be respectful of parking in front of trash cans on trash day. Some people's trash is being skipped because there is no access to the totes.

Picking Up the Poop!

There are many homeowners with pets and some with none. Please be considerate of the others around you and remember that it is your responsibility to pick up after your pet. Leaving your pet's mess not only can be a health code violation, but disrupts others' ability to enjoy the outdoors. Some areas of the community also are really starting to stink! Let's keep the community clean for all to enjoy.

Hail

As you may know, we have had recent issues with hail storms in the area. In the summer these storms happen often, and there may be concerns of hail damage. Lincoln Commons HOA is responsible for fixing any damage to roofs should the damage be extensive, so there is no need to search for your own appraiser. There will be someone that will fix the roofs sometime soon. If you have any questions or concerns, or even pictures of damage, feel free to email those to lincolncommons0807@gmail.com.