

Lincoln Commons Homeowners Association

Oct-Dec 2018

Hi, my name is Ashley Mengel, am the administrative assistant for the HOA. If you have any questions or concerns, you can contact me by emailing lincolncommons0807@yahoo.com.

Notice to Owners of Rental Properties

Property owners who rent their townhome in Lincoln Commons are responsible for their tenant's compliance with the 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 HOA 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 homeowner's association.

Parking

Please make sure you use your garages/parking spots. Also, please have guests use designated parking spots when visiting. There are open parking spots at the south side of Lincoln Commons that should be available. There is to be NO parking in the fire lanes. If the fire department catches any vehicle, it will be towed 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. Also, please let HOA know if you are leaving for a certain amount of time, being deployed, etc. and if you will leave your vehicle parked. This way we will know who's vehicle it is, and why it is abandoned for the time being.

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, so if snow is expected, try to remember to move your car into the garage, or park somewhere else the night before. Charcoal grills will be provided by the HOA and will be in common areas. Please use these grills instead of personal charcoal grills, since they constitute a fire hazard. You are permitted to use your own grill so long as it is gas or propane. Please keep grills away from the siding of the unit when in use.

Picking up the Poop!

There are many people 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. Pet waste

stations are located throughout the community for easy access. Leaving your pet's mess not only can be a health code violation, but disrupts others' ability to enjoy the outdoors. Let's keep the community clean for all to enjoy.

Submitting Designs to Change or Add

As a homeowner, you have a right to change something about your residence, which can include: installing surveillance cameras, adding a screen door, etc. Please read the Lincoln Commons HOA bylaws to make sure that all rules and regulations 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 submittal is not completed, homeowners will be required to remove the change. Security cameras are limited to: one front door camera, one in front of the garage, and one for the back porch. They must be professionally installed and cannot have exposed wires. Decorations for upcoming holidays are allowed but they cannot cause damage to the unit, which includes nailing items to the siding or doors, etc.

Trash

Please keep track of your trash can. If it is lost or stolen there will be a \$70.00 fee to replace it. Each trash can has a serial number on the side which indicates the address it belongs to. If you need to know if you have the correct trash can, you can send an email to ask. Make sure that your trash can is kept in your garage when not in use.

Common Maintenance

There are some things that a homeowner needs to do every so often to ensure the quality and safety of living in your townhome. For example, the air filter should be changed every 30-60 days. If you have a hose hooked up you will need to remove it before it gets cold/snows, since this can lead to a burst pipe. Also, please DO NOT put salt on driveways/sidewalks if it is icy, as this causes spalling in concrete. Salt is very damaging to new concrete, since it pulls the moisture to the surface and causes cracking.

Payments

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 can be made in advance, but must be paid up front. There is no discount to paying for more months, due to keeping your HOA as low as possible. Lincoln Commons HOA only accepts checks, cashier's checks, or money order/gram. No credit cards or other methods are accepted. **If monthly payments are not made, Lincoln Commons HOA will suspend trash service and snow removal for that address during this time of non-payment.** Please make sure to read the bylaws that were given to you when purchasing your home.