

# Fairfield @ the University Homeowners Association

## Newsletter

Summer, 2007

### WHAT IS A COMMUNITY ASSOCIATION?

**Everyone has junk.** Think about it. There is that old orange sofa taking up the second parking space in the garage and Little Jimmie's rusty red tricycle that he hasn't used in years. What about Aunt Mable's forty-three-year-old coffee table that is missing two legs sitting in the back shed?



#### The junk needs to go, but how do you get rid of it?

The City of Charlotte will collect bulky items such as household furnishings, appliances, mattresses, box springs, lawn equipment, and other similar objects too large to be placed in rollout carts.

#### To schedule a pick-up:

- Call 311
- Visit [curbit.charmeck.org](http://curbit.charmeck.org) Click CURB IT!, then bulky items.

A few things you'll want to keep in mind:

- Items **must be scheduled** for collection.
- Items not on the list won't be collected.
- Most common household items are accepted. In general, all items must be free from food, clothing, trash and flammable materials such as gasoline. Also doors should be removed from refrigerators and other applicable appliances, and rims should be removed from tires. Please check the [website](#) or call 311 to check eligibility and preparation procedures.
- To ensure collection, bulky items must be at curbside **no later than 6:30 am** on the scheduled day of collection. Please do not place items at curbside earlier than the day prior to collection. These rules exist to keep your neighborhood clean and safe, and we may enforce them by fining violators up to **\$50**.
- In the event of a **missed bulky-item collection**, please call 311 the next day. Waiting longer than one day will delay collection.

**Why all the rules?** Because the City uses a special truck to collect these items, and must schedule its service route in advance. Workers also must be able to estimate load size to ensure all the items fit on the truck. Sometimes, if demand for the service is really high, the City will have to make more than one trip to collect your items.

By purchasing into a community association, be it a condominium unit, town home, or single family home, the homeowner agrees to abide by the community's pre-established guidelines. The homeowner will often live close to his or her neighbors, share common facilities, and voluntarily sacrifice certain freedoms, all for the cause of protecting communal property values and reducing nuisances. Reasonable restrictions, consistently enforced over time, will preserve the net value of the community and maintain a high quality of life for residents.

#### PURPOSE OF A COMMUNITY ASSOCIATION

People choose to live in community associations for numerous reasons. Many association owners value the inherent benefits offered by community association living. Community associations are designed to:

- Manage common areas of the property
- Manage property interests of homeowners
- Provide services for homeowners
- Develop a sense of community through social activities and/or amenities

#### COMMUNITY RULES, REGULATIONS, AND FEES

Membership in community associations is mandatory.

When you buy a house or unit in a community association, your real estate agent should provide you with a copy of the rules and regulations of the community and information on the association dues.

It is a homeowner's responsibility to abide by the rules and regulations as set forth by the community association's governing documents.

#### PURPOSE OF RULES AND REGULATIONS

The fundamental purpose of community association rules is to provide a basis for protecting members' equity in the development and to provide the framework within which people can live in harmony in a group situation.

Specific purposes of rules also include:

- Enforcing the community's bylaws and policies in a fair, diplomatic way
- Protecting, enhancing, and promoting the purposes of the association as stated in the legal documents
- Restricting and governing the use of the common areas and amenities
- Establishing architectural guidelines and controls for aesthetic value
- Establishing rules for the use of facilities by owners, guests, and tenants
- Amplifying, expanding, clarifying, and interpreting the broad restrictions in the association's governing documents
- Protecting and preserving the property and assets of the association and the owners

Most rules are merely expressions of unit owners being courteous and considerate of their neighbors, and

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respectful of their rights and investment in the community. For a purchaser, the rules establish the standards of life-style of that particular community. He or she should look elsewhere if this is not the standard that he or she wants and is willing to support, maintain, and enhance as an owner-member.

### COMMUNITY FEES

All community associations have fees (assessments) that must be paid to the association.

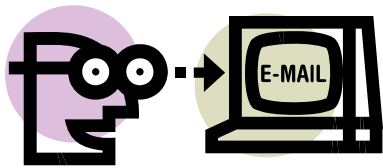
Depending on the association, the assessments may be paid monthly, quarterly, or annually. The fees may cover such costs as:

- landscape and maintenance of common areas
- snow removal
- garbage collection
- street lighting
- fees for amenities (pool, tennis court, golf course, exercise room, etc.)
- social activities
- police patrol
- insurance

### COMMON VIOLATIONS IN OUR COMMUNITY

The top three reasons Fairfield homeowners are fined are:

1. Not putting garbage can out of site after garbage pick up.
2. Not cutting grass and maintaining yard.
3. Parking violations: vehicles blocking sidewalk/right-of-way, trailers parked in driveway overnight.
4. Allowing pets off leash outside of their yard and using common areas for pet waste (also a City of Charlotte violation).



### Fairfield @ the University Is Now Online!

Our neighborhood now has a Web site! Our new Web site includes information about Fairfield @ the University, an online newsletter, a list of the local schools in our neighborhood, and community pages about issues and events that affect our neighborhood. Links to city government officials and services, including the police, make it a great communication channel.

Our new Web site is not just an information source, but also a place for all neighbors to be connected on the Internet. Want to tell people about an upcoming meeting, garage sale, or lost pet? Then post a notice

in the "Community Calendar". Want your own personal Web page? Then create one in the "Meet Your Neighbors" section - tell people about yourself, your family, your hobbies, or your interests. Concerned about a neighborhood issue? Talk to your neighbors - solicit new viewpoints. Go to the "Talk About It" section and create a new discussion.

This is our Web site - anyone can use it - and it's easy to use! You don't need any special computer skills to post information to the site - simply fill out forms and the information is posted! All you need is Internet access - everything is in an extremely user-friendly format.

So check it out! Our new Web site can be found at:

[www.neighborhoodlink.com/charlotte/fairfield](http://www.neighborhoodlink.com/charlotte/fairfield)

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## Volunteers Needed!!!!

We need volunteers to help run our community in the following areas:

### Board Members: 3

Need to have Internet access. Meetings are one evening every-other month or as needed. Duties include: reviewing fines/litigation, reviewing budget on a monthly basis, attending Board hearings when necessary.

Please contact: Chrislee Gibson at [chrisleegibson@aol.com](mailto:chrisleegibson@aol.com) if you are interested. Please include your background and reason for interest in your email.

Also, if you don't have or didn't receive a copy of the community covenants, please contact me at the above email and I will deliver a copy to you.



## Community Cook-Out

Please visit the new web site and post your comments regarding whether or not you would like to see the community hold an end-of-summer cook out. The HOA would provide hamburgers/hot-dogs and buns, with residents supplying pot luck type dishes. This is a great way for everyone to get acquainted and meet new friends.