

Trailside Place Subdivision Newsletter

Spring

HOA: Home Owners Association

Annual Easter Egg Hunt

The annual Easter egg hunt will be held on March 26, 2016 at 3:00pm in the NE tot lot (for children up to 10 years of age). This has been a tradition for many years and we look forward to it every year. Everyone is invited. We look forward to seeing you there!



Trailside Place HOA Board

Allison Smith – President
Ted Hyde – Vice President
Mary Jo Christenson – Secretary/Treasurer
Kathleen Wasson – Member
Stephanie Elder - Member

Watch Out For Our Kids!

Now that the weather is warming up, kids are playing outside more and may even be in the streets. Driving slow and being watchful for children in the street is a good idea!

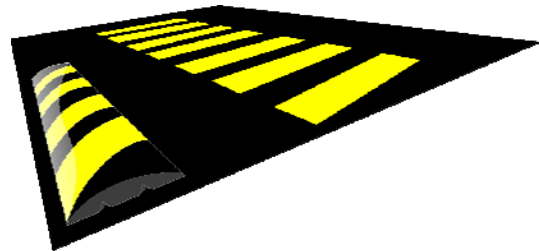


Website Change

If you click on the Trailside Place website, you will now be directed to a page on Riverside Management's website. This page has the CC&Rs, Bylaws, ACC guidelines, parking pass link, reserve study, etc. This will be maintained by Riverside Management. Here is the link: http://www.riversidemanagement.com/trailside_place_hoa/

Speed Bumps

Recently there have been some complaints about people driving into yards to avoid the speed bumps. At no time should anyone be driving in another owner's yard. If you see this happening, please provide details to Riverside Management.



Mail Theft

As some of you may be aware, there has been some recent mail theft and our mail has been delayed. For more information, please contact your postal carrier or local post office.



Slurry Seal Coating...

The single most expensive asset of the HOA is our streets, which we must maintain due to their private status. This spring we will once again apply a slurry coat sealant to the streets as part of ongoing maintenance, at a cost of approximately \$15,000. This sealant fills minor cracks and protects the underlying concrete. As specific dates are determined, information will be posted and distributed to residents concerning temporary street closures.

Spring Reminders

Spring is just around the corner, and a small investment in your lawn early in the season will save you time and effort throughout year. Here are a few tips to get your lawn off to the right start this year.

- **Raking:** While you may have cleaned up leaves in the fall, spring is the time to give your lawn a “deep” raking to remove any thatch (the carpet of dead grass). Thatch removal with a garden rake will allow sunlight to penetrate deeper into your lawn and provide room for new, healthy sprouts.
- **Pre-emergent Herbicide:** Many Trailside Place residents have suffered from infestations of crabgrass and other weeds. The best way to control these pests is by preventing the growth of their seedlings in the spring. Pre-emergent herbicides provide a shield against infestation. However, most products will also inhibit the growth of grass seed. If you plan on overseeding this spring (filling in bare and brown spots with new seed), look for a product which will not harm grass seed.
- **Fertilize:** Lawns need food too - but they need the right food at the right time. Make sure to choose a fertilizer specially formatted for spring application; using a heavier fertilizer formulated for the fall can lead to weed or disease problems.
- **Post-emergent Weed Control:** Despite your best efforts, a few weeds are going to find their way into your lawn. Getting rid of the early attack will prevent these weeds from getting a foothold. When removing weeds by hand, try to remove the root structure. Point-and-shoot weed control sprays are available, but make sure to use one that won't harm your grass. Weed control not only makes your lawn better, but makes for happier neighbors!
- **Watering Schedule:** The soil underlying our sod is very rocky and has a high clay concentration, which means that it doesn't absorb water well. Over-watering not only wastes money, but will result in run-off which could cause flooding in your or your neighbors' crawlspaces.

Reminders from the Board

- Trash and recycling bins need to be stored so that they are not visible from the street. If you find that you are lacking storage area in your garage, Access Storage provides affordable solutions within walking distance of our community.
- As Spring approaches, many residents are considering landscaping and architectural improvements. Please remember to notify the Architectural Control Committee of any proposed projects, to include exterior painting.
- Please trim tree canopies up to at least “adult chest level”.
- Holiday decorations add to our sense of community and are strongly encouraged. However, please take down these decorations now that the holiday has passed!
- Each owner shall be responsible for maintaining and keeping in good order and repairs the exterior of his dwelling unit, outbuilding, decks, fences, courtyards, landscaping, lawn, etc. Several houses have been identified that are in need of exterior paint fence repair/replacement/paint/stain and several window screens are in need of repair. Please take a look at the exterior of your house and your fence and determine if you need to do any maintenance. Homeowners will be sent letters notifying them of the need of maintenance.
- The lamps in our front lawns provide the majority of lighting in our community, and their proper operation is important for both safety and aesthetic reasons. Please check to ensure proper operation and change bulbs or make repairs as soon as possible. Choosing compact fluorescent bulbs will result in fewer required changes and save on your electricity bill.

Summer Outdoor Fun

It's almost time to enjoy our boats, campers and recreational vehicles. Residents are reminded that parking of these vehicles on the street should be limited to preparing them for use or preparing them for storage after use. Parking of these items in your driveway is limited by our CC&Rs to a period not to exceed 48 hours. Access Storage provides affordable parking for recreational vehicles within easy walking distance of Trailside Place.