



“TALLY” LLAMA

## TALAMORE WESTSIDE HOA NEWSLETTER

August 2009, Vol. IV

This newsletter is sent to update all property owners on SOME recent activities and actions by your Board of Directors of the Talamore Westside Homeowners Association (TWHA). Please read and retain this document for your records. We strive to provide to you the latest information that helps us have the cohesive neighborhood that we all enjoy.



### YARD WASTE PICK-UP SCHEDULE

We are sure that most homeowners have noticed the inconsistency of yard waste pick-ups . David White, Assistant Town Manager and Director of Public Works was contacted to clarify the yard waste pick-up schedule. Here are excerpts from his email:

- Thanks for the efforts to keep your area as attractive as you all do. The yard waste collection is not as scheduled (fixed) as the solid waste (garbage) and recycling schedule.
- The contract states the yard debris is to be collected at curbside approximately once every TWO weeks, but not less than every THREE weeks.
- The next collection could be as little as two weeks and can be up to three weeks from the previous.
- Some residents (of Southern Pines) do have landscape companies haul away debris and do not pile it by curbside. Others leave it beside the curb. Not all folks use the debris service or even the garbage/recycling service, but all pay for the availability to use the service.
- I don't think there is a way to commit to a fixed schedule. There are times when demand is heavy and times when demand is low.

Your Board of Directors recommends that homeowners assume an every-other-Friday schedule, and place your yard waste by the curb late Thursday, as the yard waste pickup is usually done by very early Friday morning. If you notice that the pickup has not occurred by 11:00am, you can contact Jane at the Southern Pines Garbage and Trash Pickup at 692-5800. She should be able to advise if the truck is late or not coming. If she advises that the truck is not coming, please bring your yard waste back in.



### STREET SWEEPING

Street sweeping for Talamore is scheduled for EVERY MONDAY. Three weeks of service were missed in early August due to equipment failure. IF YOU WANT THE STREET SWEEPED in front of your house, the trash containers need to be placed in your DRIVEWAY.



### COMMON AREA MAINTENANCE

In 2006, our current 50-year MAINTENANCE AGREEMENT was signed by both Talamore Westside HOA and Talamore Golf Partners, Inc. replacing the previous agreement signed in 2003. The Board of Directors decided that the maintenance agreement needed to be reviewed. Dan Pajak, a Director on the Talamore Westside HOA, volunteered to review the contract language and monitor the observable activities being performed. Dan completed his assessment of routine maintenance activities over a two month period identifying where maintenance work had been both completed and overlooked. His findings were shared with John McDougald and Jay Donovan, President of the Talamore Westside HOA at a meeting held to arrive at a mutual understanding of performance. The meeting resulted in a better understanding and clarification of the contract language regarding the frequency of contracted maintenance activities. The meeting was both constructive and positive and a better channel of communication was adopted between Dan Pajak and John McDougald. John has asked Dan to let him know whenever concerns about maintenance of the common areas arise. Dan will communicate on a regular basis with John whenever issues and concerns arise regarding activities performed under the current Maintenance Agreement. Please contact Dan about any common area maintenance concerns. ([pajakllama@nc.rr.com](mailto:pajakllama@nc.rr.com)) or 246-0558



### VEHICLE PARKING

Some residents are parking personal vehicles on main streets, rather than in driveways or garages. This practice is not allowed for both safety concerns and appearance sake. All personal vehicles must be parked in garages or driveways, and not on the street. Exceptions include occasional guest vehicles.

Commercial vehicles have never been allowed to be parked on a homeowner's site, except during the construction phase or for on-call service vehicles. Vehicles used for commercial business that are owned by residents are not allowed to be parked on the street or driveway. Please be a good neighbor and follow these guidelines .

### DOGS ON THE LOOSE!



Unfortunately, loose dogs continue to run through our neighborhood. They have caused property damage to several Talamore properties ripping up gutters looking for rodents. These dogs do not appear to be significantly aggressive, BUT they have attacked pet CATS and could be dangerous to pet DOGS, especially small ones. Treat the loose dogs with caution. PLEASE DO NOT FEED THESE DOGS since it will encourage them to return. They have been seen all over Southern Pines. If you see these dogs, please call Moore County Animal Control at 910 947 2858.

We welcome your comments and suggestions to improve our wonderful neighborhood. REMEMBER, there is a Suggestion Box in the Pro Shop for everyone's use. AND please contact any one of us with concerns, and we will get back with an answer to you promptly!

### TALAMORE WESTSIDE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

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