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On the Web

[www.furnacehills.org](http://www.furnacehills.org)

### **We Need Your Help!**

The Board of Directors is looking for a few good people to help maintain a pleasant community in which we may all live. The Board of Directors meets once a month for approximately one-hour. There are committees that meet periodically as well.

The Board is looking for some sort of representation from all of the courts. We are looking for someone from Hobbitts Lane, Palmer Terrace, Crossbridge Drive and South Hills Court.

People interested in finding out more information can contact us through the website at [www.furnacehills.org](http://www.furnacehills.org) or can email us at [FurnHillhoa@aol.com](mailto:FurnHillhoa@aol.com).

Selling your house? You need to order a resale kit. This kit is \$35.00 and contains everything you need to provide to your real Estate Agent before you close on the sale of your home. We need at least 7-10 days to prepare the kit and do a quick home inspection. You can request one of these kits through the website.

# The Grapevine

*Important Information from the Furnace Hills Homeowners Association, Board of Directors.*

## Where can I Park?

With so many new people living in the community now, we feel it's time to remind everyone about parking in Furnace Hills.

First, it's important to note that all of the parking spaces in the community are owned by either a single homeowner, shared by a pair of homeowners, or in the case of the overflow lots, the Board of Directors.

To the homeowners of the community, you own a set space of parking area directly in front of your home. However, it is also important to note that the lines for the parking spaces were not drawn in relation to the plot lines for the properties in the community. Generally speaking, they were drawn (by Masonry Builders) to get the maximum amount of parking spaces per parking bay. Each

home generally gets two parking spaces (there are exceptions), which means that all homeowners must work out (with their neighbors) which spaces they are going to use to park their vehicles.

All residents should park their vehicles in the parking spaces that they own. Renters should check with their homeowner to find out which space(s) they are entitled to use. If you cannot get a direct answer from the homeowner, you can contact the HOA and we will show you which spaces you should be able to use.

All vehicles that are owned by a resident in Furnace Hills should be parked in their personal parking space(s). If you own more vehicles than you have parking spaces, your additional

vehicles should be parked in the overflow lots. Under no circumstances should a homeowner take another homeowner's parking space without permission. Neither should a homeowner use the median spaces in the community as a regular parking space. Median parking is for temporary guest parking only. We define 'temporary' as less than 8 hours (and not overnight). We define a 'guest' as someone who does not normally or regularly live at the residence. If you have a party, your guests may park on the median strip (please leave adequate space for traffic flow). Overnight guests should find a space in one of the overflow lots. A vehicle illegally parked in someone's personal parking space can be towed by the owner of the parking space.

## Where does it apply? What rights do I have?

Residents of Silver Ct., Palmer Terr., South Hills Ct. and Spalding Ct. all have an overflow lot. Additional vehicles should be parked in these overflow lots (until exhausted), with median strip parking left available for temporary guest parking. Residents of Crossbridge Dr. and Hobbitts Lane do not have overflow lots, so the residents of these courts can use the curbside as additional parking (again, please leave adequate space for people to get in and out of their regular parking spaces).

The HOA Board of Directors will not get involved in a parking dispute between homeowners in the community. We will speak with the homeowner who files a complaint, we will identify the

parking spaces that they own and will recommend that they try and work it out. But, we will also let them know that as they ultimately own the space, they can hire a service to have the vehicle removed from their property.

The Board of Directors will be monitoring the overflow lots for illegally tagged, untagged or illegally parked vehicles (trailers, campers, commercial vehicles, etc.). We will also be monitoring the median strips looking for habitual violators to the parking ordinance.

Motorcycles should be parked in a space that is owned by the resident and not left parked on the median strip of any court.

We have received many emails and letters complaining about

illegally parked vehicles over the past few weeks. Frequent violators will receive violation letters or fines if the habit continues. Renters are expected to follow the same community guidelines and bylaws. They can expect that all letters and fines will apply to them as well as the home's owner. This may put them in violation of their lease agreement.

The community standards are set in place for the betterment of ALL residents of the community and not any one particular resident. Complaints and other communication can be sent to the Board of Directors by visiting our website.

[www.furnacehills.org](http://www.furnacehills.org).



*"It is your civic responsibility to clean up after your pet."*

## Who's Dog is that?

One of the most common complaints that the Board receives year after year is that regarding dog feces left in common areas and in residents' yards. We have placed articles and reminders about this in virtually every newsletter we have ever published.

PLEASE....if you walk your dog outside of your own yard, YOU ARE RESPONSIBLE for cleaning up after him. This is not only

common courtesy to your neighbors and fellow residents, but is a city LAW as well. Violators will be reported to the city police and may face fines from the city and also from the Homeowners Association. Think of it this way....how would you like to head out to your own yard to mow or rake and end up stepping in dog feces left there from someone else? How happy would you be if your child came home with feces on his

shoes and/or clothes because someone did not clean up after their pet on the playground?

We cannot stress enough the importance of this one small simple step....when you walk your dog, take a plastic bag with you and "pick up the poop"!

Residents who can identify frequent neighborhood offenders can do so anonymously through our website.

## Where's the new playground?



*A new tot lot (like the one above), can run over \$20,000. Community fundraisers are only one part of the fundraising plan. But if we cannot get members of the community to care about this project, we are not going to be able to find or create a corporate matching program.*

Over the past few years, the Board had announced that it wished to replace the existing Tot Lot in our community. The present Tot Lot is constructed mainly of wood which needs to be stained every year. Also, it has simply begun to fall apart due to age and constant use....nails sticking out, splinters, etc. This is of course, a danger to our children.

There are two issues to address here regarding the Tot Lot.

1. The replacement project has been temporarily put on hold. Sadly, we have seen very little response from the community in regards to this project. We have held fundraising events which netted very little turnout. This combined with the current state of the Board (lacking active members), this project

will be delayed until a full board can once again be formed and a committee can be formed to look into ways to pay for a replacement Tot Lot.

2. As a temporary measure, some repairs were made last year. The stairs leading up to the sliding board were in horrible condition and posed a serious threat to our children's safety. A board member took it upon himself to completely rebuild the stairs. However, it has recently come to our attention that children have been spotted banging the stairs and the benches and other parts of the equipment with rocks and bats. The stairs will have to be repaired yet again. A bench is also in need of repair...again. There

had been two baby swings and two regular swings and one of each of these had been destroyed also in past months. If you look at the tot lot now, you will see that 2 new swings were purchased and hung this week...again as a temporary measure until a new Tot Lot can be purchased.

However, it must be noted that if it is brought to the Board's attention again that anyone is purposely hitting the equipment with rocks, bats, etc., or using the equipment in such a way as to cause its destruction, please know that the parents of these children will be notified and charged by the board for the cost of the repairs. They will also be reported to the police for malicious destruction.