



PARK PLACE AT TOWNE SQUARE QUARTERLY NEWSLETTER 2016



Upcoming Event: Community wide
barbeque/social on July 30 with rain
date of August 6.

Park Place At Towne Square Quarterly Newsletter

Presidents Corner



Please Water Your Lawns:

To keep your lawn and our neighborhood looking nice, we must water our grass. Fescue was planted originally and is still the primary grass even though some wild Bermuda has started growing.

Fescue needs about 1 ½ inches of water per week and if it is extremely hot a little more would help. Water your lawn 2 or 3 times a week. A good way to measure the amount of water you are applying is to use a tuna fish can and measure the amount of water from your sprinkler. Another way to check is to see if you can push a screw driver about 6 inches long into your yard. Do not water a small amount every day. When you do this it only water the roots at the top of the lawn and will actually cause the grass to die more easily.

Many of you have asked about the association installing a sprinkler system in the yards. This is legally very difficult as we would have to get an easement from every homeowner. You can do it yourself, but first please get approval by submitting an ARC to the board.

Landscaping Flags: If you prefer to not have the landscapers trim your bushes this season; please contact management to arrange to get some landscape flags for your home.

Alley Ways: Please observe the directional signs and do not use the alleys as your main route out of the neighborhood. We have small children playing in the alleys and they are not considering vehicles coming from the wrong direction. Also, be very careful of your speed.

Community Pride: Please keep children off the brick walls to protect landscaping. Demonstrate civic pride in our neighborhood by not leaving water bottles and trash around.

Roof Leaks: Many homeowners are having roof leaks around vent pipes. Those rubber “boots” need to be checked before bigger issues arise.

Summertime Energy Conservation Tips:

Summer can quickly become an expensive season, but being mindful of energy conservation can help reduce your electricity bills—and your carbon footprint. Take a look at the following suggestions to increase your energy conservation efforts and beat the heat without breaking the bank.

Cook dinner outside. Save electricity by using a charcoal or gas grill to cook your favorite summertime meals.

Open the windows. Instead of cranking the air conditioning on summer evenings, opt for fresh air instead. Invest in an inexpensive electric fan to circulate the air.

Light candles. Since longer summer days afford more daylight, reconsider turning on the lights and use candles instead or as a supplement. Be sure not to leave burning candles unattended, especially around pets and children.

Modify the AC when you're not home. Adjusting the thermostat—even by a few degrees—when you're not home can conserve a significant amount of electricity. A programmable thermostat is a wise investment.

Turn off the electronics. Power down the television and computer to spend time with friends and family outdoors. Splash around in your community pool or have a potluck barbeque in your backyard.

Take a walk. If possible, choose to walk to nearby stores and restaurants instead of driving. Early mornings and evenings are prime times for a stroll, especially in areas with hot climates.

Take a cool shower or bath. For a refreshing alternative to a hot shower, reduce your hot water heater usage by bathing in cooler water a few times a week.



Managers Corner

PMA News: PMA is pleased to announce a pilot program of having a manager on-site on the clubhouse during the week. We believe having a manager available a few hours during the week will allow owners a convenient way to meet face to face with the manager and discuss issues quickly and directly. We plan to schedule the manager to be there one morning and one afternoon a week for up to 5 hours per week and will evaluate after 6 months to determine if this will be a permanent service enhancement. Look for information with scheduled days and times on the Towne Square website; homeowners are encouraged to register for the site at www.TowneSquareHOA.com.

Contact Information: If you have updated your contact information (email, phone number and / or mailing address), please be sure to provide the management company with the updated information. If you are an off-site homeowner and your tenants move, please provide management with your new lease agreement and contact information for your property manager and tenants. For your convenience, you can email the updates to info@thinkPMA.com and we'll take care of the rest.



Crime and Safety: Don't forget as days get longer and weather is nicer, more people are out and about, including criminals. There have been a few thefts from unlocked cars and open garages. Remember, the criminals are looking for an opportunity – they don't want to break windows; they would rather open your unlocked car door and help themselves to what's in your car. Please remember to lock your car doors and store your valuables in your home. Leaving the back light on is a deterrent.

Towne Square is part of a private social network for neighbors. Residents can register for www.NextDoor.com to see posts regarding crime and safety in the community and areas nearby. In

addition, city agencies post on the site when there is a topic they feel is appropriate for a broad audience.

Dogs out during warmer weather: Pet owners be considerate of homeowner's property and keep pets from your neighbors lawns. Urine kills the grass!

If you leave your dog in your yard during the day, please remember to provide the dog with water and some shelter. In addition, be mindful of your dog and his / her barking habits as everyone is not a dog lover.

Bulk Trash Pick Up: Please make sure the garbage cans are not under alley trees as the arm of the truck tends to break branches. The City of Virginia Beach does not provide trash and recycling collection in your Park Place. The association contracts with a private vendor to provide these services to the community. Each resident should have a 96 gallon trash can and a 96 gallon recycle can for their unit. In order for items to be picked up, they must be in one of the cans and not left on the ground beside the cans. If residents need a bulk pick up for items too large to fit in their cans, residents must make arrangements in advance with the hauler of their choice. Bulk pick up items are not included in the association's contract with the vendor.

Waste Disposal: Please be careful about the liquid waste you put in the trash. Our garbage trucks have drains and we have seen contamination on the alleys from these liquids. Some contamination has been very difficult to clean. Please do not put stuff in your garbage that will stain our alleys. We have seen a few hydraulic spots from the trucks and our vendor has cleaned those and repaired the vehicle.

City Services:

* **Fight the Bite:** Concerns regarding the Zika Virus have been featured in news stories for the past several months. Two types of mosquitoes known to transmit the disease have been found in Virginia Beach. In order to prevent the virus from spreading into the area, residents must do their part to keep mosquitoes from breeding. The City has a document available on their website "Fight the Bite: Tip & Toss Checklist" for anyone to download and post on their refrigerator as a reminder. You can find this at www.vbgov.com

* **VB Works App:** Smartphone users; if you notice something that needs to be addressed by the City of Virginia Beach along the city roadways (outside of Towne Square), the City has a mobile app. Anyone can download the app and report broken / missing street signs, flooded roadways, deceased animals in roads, broken traffic signals, potholes and more from their smart phone.

Have a great 4th of July!