

Quaker's Landing April 2025 Newsletter



Greetings Neighbors,

Spring Social Announcement

Mark your calendars! Our **Spring Social** will take place on **Sunday, May 4th, from 4:00 PM to 7:00 PM** at our usual gathering spot—the open space at the end of Whitter Dr, just south of Brown Dr. There's plenty of parking, and ample room for fun! We're working on hiring a **taco truck** and a **bounce house for the kids**, along with providing **other games and entertainment**. We can't wait to see you there! Please let us know if you can attend to get a proper head count.

Landscaping Updates

Our landscaping team has been hard at work maintaining the neighborhood by trimming shrubs, roses, and trees. Some trees hadn't been trimmed in several years, making this round of maintenance look more dramatic than usual.

We've partnered with a **professional, highly skilled landscaping company** to keep our neighborhood looking beautiful. We appreciate their dedication to maintaining a well-kept and inviting community!

Front Wall Discussion

The front wall has been a topic of much discussion among homeowners, and several potential solutions have been explored:

If we successfully collaborate with the city to maintain public property, future **dues reduction** may be possible.

Since we now have the new information, Board would like another **vote by the Association** for:

- Repair the remaining brick wall
- Removing the un-repaired wall and replace it with a tiered wooden fence in its place

We will email and send a letter for a vote for each Household Homeowner (HH). We encourage Your input helps guide decisions that reflect the majority's will!

Trash Can Deed Restriction Reminder

Most neighbors follow this restriction, but some residents have expressed concerns about the inconvenience. Regardless, compliance is required.

Two options:

1. Store trash cans so they are **not visible from the street**
2. Propose a change to the **Deed Restrictions**

We appreciate the homeowners who have moved their trash cans out of sight—**thank you!**

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To ensure compliance, the following process will be followed:

Violation Notices & Fines:

- **First Notice:** Friendly email from the board (**2 weeks to comply**)
- **Second Notice:** Formal letter (**2 more weeks to comply**)
- **Third Notice:** Certified letter—\$25 certification fee + additional fine if non-compliance continues (**5 business days to comply**)
- **Fourth Notice:** Attorney involvement—all legal fees and fines (**\$50**) will be the homeowner's responsibility

HOA Dues & Payment Plan

Homeowners have the option to **pay HOA dues in three installments:**

- **1st Payment:** October
- **2nd Payment:** November
- **3rd & Final Payment:** December

For those paying electronically, note the **surcharges:**

- **ACH Transactions:** 1.25%
- **Credit Card Payments:** 3.00%

Additionally, **returned payments** (via check, ACH, or credit card) will incur a **\$50 fee**.

Thank You for Your Support!

Your participation and feedback help maintain a thriving and beautiful community. Please feel free to **reach out** with concerns, ideas, or suggestions. We look forward to connecting with you at the **Spring Social!**

Thank you,

QLCIA Board