

Quaker's Landing February 2025 Newsletter



Greetings Neighbors,

We would like to extend our heartfelt thanks for your continued support and involvement in our community. Your feedback and cooperation help us work diligently to improve our subdivision for everyone.

Landscaping Updates

Our landscapers have been actively maintaining the neighborhood by trimming shrubs, roses, and trees while responding promptly to any concerns. We appreciate their efforts in keeping our community looking beautiful!

Front Wall Discussion

The front wall has been a topic of much discussion, and we have explored several options proposed by homeowners. The idea of removing the wall and constructing a new type of structure proved to be too costly. An alternative plan involved keeping a portion of the long wall and building a taller fence to cover the existing neighborhood fences. However, this would leave a short section of the neighbors' fences exposed until the taller section begins.

One of our neighbors, who is a skilled brick mason, has suggested repairing the wall at a significantly lower cost. This could potentially impact on our HOA dues in a positive way. If we choose to repair the existing wall and continue working with the city on maintaining their property, we may even consider lowering dues in the future. However, there is also the possibility of the sprinkler system being affected during repairs.

We encourage you to share your thoughts on this matter via our website or by contacting the board via email. Your opinion matters!

Trash Can Deed Restriction Reminder

A big thank you to the homeowners who have moved their trash cans out of sight as requested! However, some residents have not yet complied with this deed restriction. Keeping our community clean and visually appealing is a shared responsibility and should be a simple fix. For reference, the deed restrictions clearly outline how trash should be handled below:

10. No lot shall be used or maintained as a dumping ground for rubbish or trash and no garbage or other waste shall be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Household garbage must be put out in garbage cans, not plain bags, to keep the area clean and to avoid animal damage. Green waste: If trash is of such a nature that it cannot be put in containers, it shall be carefully placed in bundles under fifty (50) pounds in weight so that it can be removed conveniently, any tree limbs and hedge cuttings shall not exceed three feet in length. **Garbage cans and recycling bins need to be kept out of sight until five PM the day before pick-up until eight PM on the day of pick-up.**

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Fines for Violations

To ensure compliance, the following steps will be taken:

- First Notice – Friendly email from the board (2 weeks to comply).
- Second Notice – Written letter from the board (2 more weeks to comply).
- Third Notice – Certified letter; homeowner incurs a \$25 certification fee plus an 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 their HOA dues in three installments:

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

For those opting to pay electronically, please note the applicable surcharges:

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

Additionally, any returned payments (via check, ACH, or credit card) will be subject to a **\$50 charge** to the homeowner.

Thank you for your cooperation and for helping us maintain a wonderful community. Please reach out with any concerns or suggestions.

Best regards,

QLCIA Board