



STONEHURST PLANTATION  
**Living**  
Your guide to the good life

**INSIDE**

Event Calendar	PAGE 2
Garden Checklist	PAGE 2
The Prez Sez	PAGE 4
Ask Wanda	PAGE 6
Resident Spotlight	PAGE 10

SEPTEMBER 2013 • VOLUME 7 • ISSUE 9



# The Stonehurst Ten Commandments of Being a Good Neighbor

Page 8



## Know the Rules

Have you checked out the HOA's covenants, conditions and restrictions (CC&Rs) lately? If not, now's a great time to brush up on the do's and don'ts of the community.

For those of you who were unaware, CC&Rs play a crucial role in keeping the association running smoothly. CC&Rs are legally binding rules and regulations that each homeowner agrees to when he or she purchases a unit within the association. If owners rent out their homes, it's the owner's responsibility to inform the new residents of the bylaws as well. CC&Rs include stipulations on assessments, building design and additions, and the governance of the association. All residents need to understand these CC&Rs so they don't unintentionally violate them; owners can be fined by the

association and—in extreme cases—sued for violating the CC&Rs. Owners are empowered when they understand the CC&Rs and the procedures for changing or amending them when they are no longer applicable or relevant to the community.

While they may seem arbitrary, the CC&Rs are legally enforceable. They also help ensure the association as a whole can thrive and that members are treated fairly and equally. So don't be left in the dark—check out the association's CC&Rs today!

**A Note of Great Importance -** You are subject to a fine if you start an improvement or repair to your property **WITHOUT** obtaining ARC Approval first.

If you don't have a copy of the CC&Rs, visit our website [www.stonehurstplantation.org](http://www.stonehurstplantation.org).

## Social Committee Event Calendar



Each month we will update our calendar so you know what fun and new events are coming up. Volunteers are always welcome; just notify the committee via email at: [stonehurstsocial@gmail.com](mailto:stonehurstsocial@gmail.com).

### Sat, Aug 24 (raindate 8/31) 6-9 pm

Cabana Night ADULT ONLY:  
Live Music

\*Food for sale at the even provided by local Food Truck Vendor

### Fri, Sept 13 (raindate 9/20) 6-9 pm

Cabana Night: Live Music  
\*Food for sale at the even provided by local Food Truck Vendor

### Fall

Fall Family Festival, more details to come!

SEPTEMBER

## Garden Checklist

**Flowers:** For instant color plant marigolds and garden chrysanthemums.

**Bulbs:** Bulbs to plant now include amaryllis, Aztec lily, calla, elephant ears, grape hyacinth, iris, leopard lily, narcissus, snowflake, watsonia, and zephyr lily.

**Herbs:** Plant anise, basil, bay laurel, borage, chervil, ginger, horehound, marjoram, mexican tarragon, and thyme.

**Lawns:** Fertilize with a 15-0-15 or 16-4-8 fertilizer. Most Florida soils are high in phosphorous, the middle number on the fertilizer label, so this nutrient is rarely needed. Increase mowing heights to promote a deeper root system. Watch for brown patch fungus disease, which attacks lawns when the weather is cool and wet. It is most commonly found in St. Augustine, centipede and Bermuda lawns. The grass dies in roughly circular areas that may be 5 to 6 feet in diameter. In St. Augustine grass, the leaf blades rot where they attach to the runner. Apply an approved lawn fungicide according to label directions.

**Perennials:** Lots of pruning is in order this month. When pruning, make cuts back to the branch angle, or to the ground. If you want the plant to fill in from the base, make the cut about 1 foot above where you want the new branches to begin

**Trees:** Fertilize palms. Fertilize shrubs and young trees for maximum growth and cold hardiness. For fall color plant deciduous trees such as bald cypress, Chickasaw plum, crape myrtle, redbud, red maple, river birch, sugarberry, sweet gum and winged elm. Fruiting trees to plant include black olive, dogwood, golden raintree, hollies, southern juniper, sugarberry, and wax myrtle. For fall flower color try golden raintree, loquat, orchid trees, and sweet acacia.

**Vegetables:** Snap beans, pole beans, beets, broccoli, cabbage, carrots, cauliflower, endive/escarole, lettuce, cucumber, bulbing onions, bunching onions, radishes, summer squash, and turnips. Tender vegetables must be planted in very early September.



The function of StoneHurst Plantation Living is to serve the entire StoneHurst Plantation development. Priority will be given to reporting news and activities of StoneHurst Plantation neighborhood, community organizations, and other news and events that directly affect the residents of StoneHurst Plantation. Second priority will be given to articles of general interest as space permits. Articles and photos must be received by the 4th Wednesday of the month prior to publication and sent to Editor, stonehurstliving@yahoo.com. Due to space limitation, all articles are subject to editing.

Letters to the Editor must be signed, as well as brief and in good taste. Views expressed are those of the writer and do not express the viewpoint of the editorial staff, the StoneHurst Plantation Homeowners Association Board or Stazac Management Inc.

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**Help contribute to your neighborhood magazine!**  
 StoneHurst Plantation Living is produced for StoneHurst Plantation residents by StoneHurst Plantation residents — just like you! If you'd like to offer content for publication, here's how to get started.

**Stories/Photography:** Send your articles and/or high-resolution jpegs to Editor at stonehurstliving@yahoo.com. Please do not use the "e-mail" function offered through photo software of web sites when sending photos.

**Editorial Deadline:** October issue – September 9

**Advertising Deadline:** October issue – September 11

**StoneHurst Website:** StonehurstPlantation.org



# The Prez Sez



ADAMS

## Dear Friends and Neighbors,

By the time this issue of StoneHurst Living arrives on your driveway, we will have been back to our "school routine" for a couple of weeks. The summer just seems to fly by; just ask the kids. I hope that everyone enjoyed their summer and had a chance to "take off," at least for a little bit of the Summer. Now it's back to classes and the work routine for all of us.

Things have been busy here this summer, the pool has had crowds hoping to cool off from what has been a hot Summer. Unfortunately, we have experienced some irresponsible vandalism that resulted in the children's slide being destroyed because

3 female teenagers decided it would be fun to take a slide down. The feature that clearly, is intended for young children, not heavy teenagers. What resulted was damage to the slide that could not be repaired. It had to be manufactured and replaced, which is why the slide has been missing for such a long time over this summer swimming season. The incident is still being investigated.

On a more positive note, we certainly enjoyed the 4th of July parade, AND the hotdog feast that followed, in addition to Cabana Nights! Thank You- Social Committee, for all the work you do to help our community come together with lots of activities. We look forward to this Fall's events. As we get started, drivers, please WATCH OUT and SLOW DOWN, the kids are getting on and off school buses. As the activity up at the Amenity Center slows down, we will be permanently extending the parking lot.

Welcome to all of our new residents, whether you are a homeowner or a renter, we welcome you to the community and hope that you will become involved. If you need information on getting pool passes, reserving the Amenity Center or fields, give Stazac Management a call at 904.260.9183. Later on this month the new StoneHurst Plantation website will be operational with all sorts of useful information.

Meanwhile, don't miss all the interesting articles in this issue.

Happy Labor Day!!

Regards,  
Jeff Adams

## What the Architectural Committee Does For You

Are you getting ready to make an addition to your house or build a new shed or fence in your back yard? Before you break out the miter saw, make sure to get your plans approved by our association's architectural committee.

While it may seem arbitrary from an individual homeowner's standpoint, the architectural committee looks out for the entire community. Aside from stopping residents from painting pink polka dots on their houses, the committee's job is to make sure that the size and style of the project, the type of building materials being used and the overall look of the new structure adhere to the association's design requirements. Not only does this keep the community looking cohesive, it also helps to keep property values up by preventing individual structures from standing out. Of course, it's also important to note that unapproved structures might legally have to be removed at the owner's expense, so save yourself money and headaches by getting approval before building.

We appreciate all the hard work residents have done to make their homes and this community beautiful—help us keep this association looking great by keeping us in the loop of all your building projects.

## STONEHURST CLASSIFIEDS

### REAL ESTATE:

3 1/2 acre, lot, 376' frontage on water, Middleburg, gently sloping, heavily treed. \$79,900 owner financing considered, \$10,000 down. Great investment! Steve @ 994-7616

### SERVICES:

**C&J Services Pressure Washing Homes, Driveways and Patios.** Lawn Service package available as well. Support Bartram Trail students! Call Jake 687-9838 for reasonable prices.

**After School and Weekend Babysitting** by responsible and mature teenager. CPR and First Aid certified with three years experience. Contact Arianna @ 904-460-5262 or ariolvera15@gmail.com

**Vintage Brooch Bouquets & Boutique Bows** Custom design brooch bouquets for weddings (bridesmaids, cake tops, silk flower bouquets) or any special occasion. Girls 4" hair boutique bows made to order \$4. Give me an example and I will make it! I work with you to create your custom designed bouquet to fit your unique style, colors, personality and budget. Check out my Facebook page at <https://www.facebook.com/BTPnow> or call Kathy @ 904-230-1751

**Mom of four able to offer babysitting services** or after school services at your home or mine. Please call 904-657-7360 Rhonda for reasonable pricing.

**Pro Air Contractors Air Conditioning** (live and work in StoneHurst). Provide service, replacement, and maintenance for all makes and models. Discounts for local residents, on service calls and replacement costs. Open 24/7 @ 904-450-3457. ProAirjv@yahoo.com License number in the add. RM14016984 / BL-5493

**Irrigation, Turf & Plant Management** Licensed irrigation contractor in NE, South and SE Florida. State Certified CPO. Please call Rich @ 904-657-7281 or text 904-509-9857.

**Stephanie Ashwell Photography** creating lasting memories of you and your family, with newborn, family, engagement, and wedding photography. Please visit my website at [www.stephanieashwellphotography.com](http://www.stephanieashwellphotography.com)

**Fine Home Services** Appliance repair, cabinetry, caulking & sealing, door & window repair, dryer vent cleaning, drywall, fixtures, garage opener repair, handyman services, honey-do lists, keys made, lock rekeying, painting, pressure washing, screen replacement, shelving & storage, and more ... Call Todd Merten of Sawgrass Maintenance LLC @ 904-571-5642 email: [fixitjax@gmail.com](mailto:fixitjax@gmail.com) Licensed and Insured BL-5487

### ITEMS FOR SALE:

**Drum set for sale.** Paid \$200, will sell for \$75. Call 904-759-2799

*Send your classified to [stonehurstliving@yahoo.com](mailto:stonehurstliving@yahoo.com)*



WANDA WHITE

### Question:

Thank you for the monthly real estate updates you provide to us every month. A lot of the information I read on the internet or see on TV is more global, but you also give us information about our neighborhood. I have noticed the average prices for the neighborhood have started to go up. Can you show a comparison of homes sold June 2013 VS. June 2012?

### Answer:

I am pleased that you are enjoying this forum and the information it provides. I have been a Stonehurst resident since 2006 and love living here. This is my small contribution to our neighbors.

	June 1-30, 2012	
Average Sold Price		\$187,908
Average Sold Price/Sq Ft		\$92.07
	June 1-30, 2013	
Average Sold Price		\$205,000
Average Sold Price/Sq Ft		\$107.89

### REAL ESTATE UPDATE

When you move, you only need to contact the post office to complete a change of address form to receive mail at your new residence. But a new scam is popping up that gets movers to change their address on the private business Web sites and then charge a fee for something you can do for a dollar — or free — on your own.

Some people are getting duped by performing random online searches for "address changes," who then end up on a site run by private businesses that may charge \$17 to \$24 to file a simple change of address on the person's behalf. The [United States Post Office site](#) only charges \$1 online and the service is free at any post office, or you can visit their neighborhood post office and change your address for free.

Source: National Association of Realtors



### STONEHURST MARKET UPDATE

#### July 1 — July 27

Homes For Sale	3
Average List Price	\$248,267
Average Price/Sq Ft	\$99.91
Average Days on Market	56

Pending Home Sales	10
Average List Price	\$206,628
Average Price/Sq Ft	\$93.46
Average Days on Market	50

Homes Sold	0
Average Price	0
Average Sold Price/ Sq Ft	0
Average Days on Market	0

Do you have real estate questions for Wanda?

Submit them by September 1, to:  
[WandaWhite@watsonrealtycorp.com](mailto:WandaWhite@watsonrealtycorp.com).

Wanda M. White, Realtor®, cell (904) 707-6294

Email: [WandaWhite@watsonrealtycorp.com](mailto:WandaWhite@watsonrealtycorp.com)

Web: [www.WandaMWhite.com](http://www.WandaMWhite.com)

Wanda White is your Neighborhood Real Estate Specialist with Watson Realty Corp.



1252 Woodchurch Lane

# YARDS of the MONTH



395 Stonehurst Parkway



# The Stonehurst Ten Commandments of Being a Good Neighbor

- Commandment #1** Thou shall respect thy neighbor's property and not let thy dog do its business on their lawn.
- Commandment #2** Thou shall keep thy lawn in good repair and manicured.
- Commandment #3** Thou shall keep thy new stereo speakers down to a respectful level. When the windows rattle so does your neighbor's head.
- Commandment #4** Thou shall observe and obey community speed limits and stop signs. Children are our most precious gift, and a Sheriff's deputy may be hiding around the corner waiting for you.
- Commandment #5** Thou shall ensure thy toddler is wearing swim diapers to avoid the pool being shut down due to a "brown out". Thou shall pay for the expensive chemical treatment that must follow.
- Commandment #6** Thou shall keep thy dog(s) on a leash while outside.
- Commandment #7** Thou shall watch over thy neighbor's home while they are away just as we would hope they would do for us. This is called neighbors looking out for neighbors.
- Commandment #8** Thou shall not let thy dog bark all day and all night while outside.
- Commandment #9** Thou shall get to know thy neighbors. They may not be such bad people after all.
- Commandment #10** If one of the above upsets you, thou shall politely discuss a solution with thy neighbor as they may not be aware you are upset.



## Nominations for Candidate to the Board of Directors

It is that time again to elect the Board of Directors for the community. Five (5) board seats will be elected at the annual meeting to be held at the end of the year. The date and time is still pending.

If you are interested in running for the Board of Directors, please complete and return the enclosed "Candidate Form" **MAIL the form AND a jpeg. photo** to Stazac Management, Inc. to PO Box 57911 Jacksonville, FL 32241 **by September 30, 2013**. Any forms received after September 30, 2013 will not be considered.

Watch for further information regarding the upcoming Annual Meeting.



## NOTICE: Friendly Reminder to All Pet Owners

We have noticed an increase of pet waste piles left behind throughout the community.

1. Please remember, if you have a pet(s) you are required by your community documents, St. Johns County ordinance as well as a Florida State law to pick up what your pet has left behind **IMMEDIATELY**.

2. Bring a bag with you. This is the first step in helping to keep your community beautiful and clean.

3. PLEASE REMEMBER THAT ALL DOGS AND CATS MUST BE ON A LEASH WHEN OUTSIDE OF YOUR HOME. This rule protects your pet as well as other pets and residents in the community. You may find the leash law and other useful information about pets on the St. Johns County website at: [http://www.co.st-johns.fl.us/BCC/Animal\\_Control/index.aspx](http://www.co.st-johns.fl.us/BCC/Animal_Control/index.aspx)

Thank you for following the rules and restrictions regarding your pet(s) and helping to keep Stonehurst Plantation a beautiful place to live.



St. Johns County Division of Animal Control operates under County Ordinance 92-01 (Section N, page 21).

This ordinance creates the St. Johns County Leash Law for dogs and cats. The main objective of this department is to enforce this law as well as State of Florida

statutes that apply, such as rabies.

The Leash Law Ordinance was established with everyone's safety in mind. By keeping your pet(s) on a leash, you protect your pet from traffic if it should suddenly dart away. You safeguard your pet from injury from passers by who felt your pet intended to harm and they act out defensively. You hopefully avoid a situation in which your pet may bite someone and then be deemed "dangerous".

If you have a pet that may be aggressive or a fear biter, by keeping them on a leash you prevent an incident. As stated above, a pet that bites may be deemed "dangerous". With this in mind, you can understand that Animal Control Officers are also here to protect citizens from harm. By enforcing the laws, they hope to prevent any citizen from being bitten or attacked by a dog or a cat, as well as safeguarding your pets.



## Meet Yogi and John

### WHO?

Do you know this dog? Her name is Yogi, and she lives at the intersection of North Cranbrook and Ferncreek along with John Gerstel, who says that he is just a tenant and Yogi really runs the place. That was apparent when I visited with them the other day. Almost before I knocked at the door, Yogi was at the sidelight checking me out before John came to let me in. John and I shook hands, and Yogi circled me a couple of times and hit me with her tail. I guessed that it was Yogi's kind of handshake.

### WHERE ARE YOU ORIGINALLY FROM?

John grew up in Pittsburgh and still has family there. His work, first with GE Capital and now with Bank of America, has taken him from Pittsburgh to Tampa to Pittsburgh to Cleveland to Pittsburgh and FINALLY to Jacksonville and to StoneHurst in 2005 when he closed on his house. Although John loves his house, his heart still belongs to the Steelers. The first thing he showed me as he was giving me a tour of the house, was his bonus room, which is filled with Steelers pictures, hats, blankets, posters, you name it, and I'm sure John has one of them in there. I thought that Boston Red Sox fans were fanatics, they have nothing on Steelers fans!

### TELL US ABOUT YOURSELF

I guess the first thing that we need to know is how Yogi got her name. Of course Yogi does catch balls like another Yogi we all know, but as a Pittsburgh native, it would seem unlikely that John would want to make that connection with the Yankees. John explained that Yogi had first been rescued in Clay County and somehow was transferred over to the St. Johns county animal rescue where he first saw her. On John's first visit to the shelter, he saw 2 dogs that he was interested in, but decided to take his time to consider. John realized that taking a dog into his home involved a major change in his lifestyle and a major new responsibility. On his second visit to the shelter, it was Yogi that caught his eye.



She looked at him and started going around in circles, "take me, take me". She reminded John of Yogi the Bear and thus she was named Yogi.

Now let's find out a little bit about John. He can be seen out washing his car or doing yard work, with Yogi supervising, of course, and John told me that he feels a certain responsibility for "keeping his side of the street" well kept, as his house

is the first house you see driving into the second phase of the development. John has been awarded "yard of the Month" at least once. When not working on his yard or rooting for the Steelers, John likes to fish both salt and fresh and he plays golf at the local golf courses here on CR 210. Inside, John is an avid movie buff with over 700 movies in his collection.

### THE KIDS:

John has 4 grown children 2 boys and 2 girls. His oldest daughter lives in North Carolina. His youngest daughter just graduated from college and she and her 2 brothers all live in Tampa. John has 5 grandchildren.

### WHY STONEHURST?

When John was transferred to Jacksonville, he was in an apartment. He wanted to be out of the city and began looking. At that point in time, CR 210 was just beginning to be developed. He was looking for a development that had a family atmosphere and was esthetically pleasing. John didn't want to be on a golf course and didn't want to be any further north or south. StoneHurst seemed to fill the bill for him and Yogi hasn't disagreed.







# StoneHurst Plantation

If you are in a disaster, remember:

Hurricanes are a part of the normal weather in many parts of the world. These enormous storms can be very dangerous to people and property, and everyone must prepare for the chance that a hurricane will affect them sometime. Since most of the time these storms begin far away from Florida, there is time for people to evacuate to a safe area before the dangerous weather comes to your area. Officials in the county where you live will advise you of the need to evacuate to a safe place, but you must have a plan to know where to go, how to get there, and what you need to bring.

Even if you do not need to evacuate, you need to have some supplies ready, and you need to know what to expect.

Telephone service may be interrupted.

Electricity may be lost. This means no lights, air conditioning, electric heating, and elevators. Refrigerators and electric stoves will not work and you may have no hot water. Also, because of lost water pressure toilets may not flush. Without electricity you cannot run mechanical breathing aids; you will not be able to recharge a power wheelchair. Only battery operated clocks, radios, televisions, and other appliances will help you.

**At Work and At Home:** Keep a flashlight, battery operated radio and fresh batteries handy. A fire is much more possible than under normal conditions. In or near any building or residence, there may be a ruptured gas line, torn electrical wiring, or spilled flammable fluids.

At Home, Have a Fire Extinguisher Handy.

At Work, Know Where the Nearest Two Extinguishers Are Located. Know How To Direct Someone To Turn Off Your Gas If You Cannot Do So Yourself. Don't expect help from fire and police personnel for at least 72 hours: they will be busy with the most crucial situations. Some emergency shelters are up and running two or three days before a major disaster, and others may become operational soon afterward.

Be Mentally Prepared to Rely on Your Own Resources And the Help Of Neighbors and Work Colleagues During the First 72 Hours After a Major Disaster.

When a major disaster occurs, be ready for serious problems with transportation. Roads may be closed; a freeway may be blocked; bus service will be erratic; Dial-A-Ride service will be disrupted. It can take up to three days for emergency water to get to your area. Every person should store at least 3 gallons, and more for those people who need extra water. And still more if you have a service animal. It is best to store filtered water because it will stay fresher during a long storage. (Replace the water every few months.) If you are staying in your own home, filling your bathtub with water may be helpful. If the water is shut off for some time, you can use a bucket to flush your toilet.

In the days following a major event, many people find themselves easily distracted, strangely absent-minded, and occasionally losing track of keys, phone numbers, and other things. If you experience this, don't worry greatly--it is a normal reaction to the stress of a being in a major disaster. It may take several days before order is restored and you can replace even the simplest disability related items like hearing-aid batteries and prescription medications. Keep spares and backup supplies at home or at work.



# Tips for Successful Renting

Approximately four in ten homes in suburban America are occupied by renters. If your unit is one of those homes—or about to become one—here are a few tips that will help you, your renters, and the association.

## • Talk to the Manager

The association manager can give you important information about what the association requires of owners and renters and tips about the rental process that will be very helpful, especially if you're leasing for the first time. The manager has sample leases you can use and copies of the association rules to give to your tenants.

## • Check the Documents

Make sure you comply with the association's governing documents—the bylaws and CC&Rs. They may contain special requirements for nonresident owners who lease their units.

## • Educate Prospective Tenants

Be sure to inform prospective renters about the special considerations of living in a community association before they sign a lease. The association will be happy to give you a copy of the rules to pass along.

## • Use a Lease Addendum

No doubt you'll have your renters sign a lease. Please attach an addendum to your lease that covers the specifics of the community association and require renters to adhere to association rules. This is very important because it gives you and the association a means of enforcement. A good lease or lease addendum should support the community by:

- Requiring the tenant to obey the bylaws, rules, and regulations of the association. (Attach copies!)
- Requiring the tenant to pay fines for association rule violations.
- Requiring the tenant to vacate if community association regulations are repeatedly violated.

## • Keep the Association Informed

Once the lease is signed, give a copy to the association manager or a board member. The more information you provide about your renters, the more successful they will be in our community. Please provide the following information to the association:

- Renter's name (and children or



roommates) and phone number.

- Renter's email address, employer, or other pertinent details.
- Renter's vehicle description and license plate numbers. This will allow us to provide parking information.
- The number and type of pets, if any.
- Your forwarding address and phone numbers.

## • Encourage Tenants to Participate in the Association

Be an advocate for your tenants with the association. Make sure they have access to the recreational and parking areas and

that they have the keys and passes they need. Please give them the name and phone number of our association manager.

Even though tenants have no vote on association matters, they are an important part of our community. Make them feel welcome, provide information that will familiarize them with the association, and encourage them to participate in community activities whenever possible. Today's renters may be tomorrow's owners—or even board members. The more we all do to promote a sense of belonging for renters, the more positive and successful the leasing experience will be for everyone.

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# Association Crime Stoppers

Everyone wants a safe place to call home, and our association strives to make all residents feel secure. While we're diligent in our efforts to reduce possible dangers in our community, we can't do it alone. It's up to everyone to pitch in to keep crime rates down. Thankfully, taking a few simple steps can go a long way in keeping theft, vandalism and other felonies and misdemeanors out of the association.

**Know Your Neighbors.** And not just the neighbors on your block, but also the neighbors from all parts of the association. At the very least, you'll get a better idea of who actually lives (and in turn, who belongs) here. Talking with your neighbors will also give you the chance to find out if there have noticed any crimes or suspicious activity in the association recently so that you can be on the lookout as well. Consider creating and distributing a list with everyone's contact information so that you and your neighbors can alert each other of any problems that arise. Of course, be sure to get your neighbors' permission first to put their information on the list.

**Leave The Light On.** A good way to deter felons from breaking into your home is to make sure your front porch light stays on all night, even when you're out of town. Not only does it signal that someone's home, it also makes it harder for vandals to hide among the shadows. If you're worried that you'll either forget to turn the light on at night or off in the morning, you can purchase an inexpensive timer that will automatically do that for you every day. Also, if you see any street lights around the association that are burnt out, please let the board know as soon as possible so that we can replace them for everyone's safety.

**Lock Up.** If you want to keep unwanted guests out, don't make

your home inviting. Even when you're around, it's best to keep all gates, doors and garages locked at all times. It's also a good idea to keep your windows closed and locked when possible, especially if they're on the ground floor.

**Put On Your Walking Shoes.** Taking a stroll around the association isn't just good exercise. You can casually patrol the community for anything suspicious or usual, as well as swap notes about criminal activity in the area with other neighbors who are out and about. Also, when more residents regularly walk around the association, it can help scare off hooligans who are afraid of getting caught in the act.

**Clean It Up.** Picking up litter, removing graffiti and keeping trees, bushes and lawns trimmed not only makes the association look better, but also sends the message that our residents are diligent about keeping the neighborhood a respectable place to live. This can help discourage troublemakers from hanging around our community and encourage responsible and involved people to move to the association.

**See Something, Say Something.** If you notice a crime or a suspicious activity, regardless of how small the incident may seem, notify association security and the police immediately. Of course, only call 911 if it is an emergency; otherwise, contact the police on their non-emergency line.

We all have a responsibility to our community to help keep it safe, and incorporating even a few of these tips can go a long way. Do your part to make our association a place you're happy to call home.

