



LEA TERRA PARK COURIER

March, 2017

President's Message

2017 started with a lot of weather challenges, although Lea Terra Park was very fortunate. We only had one tree down but many limbs and debris that the landscaper had to haul off. Once the weather improves and we turn on the water our landscaper will finish in the upper loop making sure all sidewalk planting areas have water.

We have two more fairly major projects planned, one for this year and one for next. The trees will be replaced along Raintree Drive and the lower loop landscape needs much improvement. The board will make that decision in March and will then work with the homeowners affected.

The pre-paint inspection is done and the contractor generated proposals for each homeowner. You do not have to use this contractor, but you need to get the work done as soon as possible, because as soon as the weather permits the painting contractor will power wash and then paint.

This summer we are planning a summer event on the lawn in the lower loop. The date selected is August 12th at 3:00 p.m. Mark your calendars now! We would love to have you all attend. We have so many new homeowners and it would be great for all to meet and get to know each other better.

I'm excited to share that at our Annual meeting at the end of October we received a lot of good feedback. The board felt that it was one of the best meetings we had in a long time. It was very interactive and resulted in good discussions. I'm hoping we'll repeat this again this year!

Enclosed is our budget for this year. As you can see we will have to dip into our bank account a bit. We ended up having to do quite a bit of sidewalk work to make certain that we will not have any liability should someone trip on a sidewalk that we are responsible for. We did not raise the dues, but as every year all of our prices go up.

Income	\$103,110
Expenses:	
Admin	\$5,490
Utilities	\$9,400
Painting etc.	\$32,000
Landscape & related projects	<u>\$65,900</u>
Total expenses	\$112,790
Income	(\$9,680)

Board Members

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Board Meetings are held on the 3rd Tuesday of the Month at 6:00. If you are interested in attending, feel free to reach out to one of your board members.

Architecture Report

This spring we will be painting an additional 11 units. Inspections have been done and repairs are being made. The list of townhouses to be painted are:

7957 SW Connemara	12711 SW Barberry
7953 SW Connemara	12717 SW Barberry
7949 SW Connemara	12723 SW Barberry
7945 SW Connemara	12729 SW Barberry
7901 SW Connemara	12735 SW Barberry
7905 SW Connemara	

If you made some changes to your home (like roof replacement etc.) and you have a small area you can get touch up paint from Sue Houseman while it lasts. If you have a larger job, Sue can give you the paint numbers. Rodda Paint in Progress has our HOA on file and you can purchase paint there.

We've been working on updating our website. If you want to take a look, you can find it at <http://www.leaderrapark.org/>



This summer we will be hosting a pot luck for our community. Mark your calendars now for Sunday, August 12th at 3:00. Be sure to join us. Lea Terra Park will be providing the main disk (hot dogs & hamburgers). Feel free to bring your favorite summer dish for all to enjoy.

OH RATS!

This time of year you may be hearing your neighbors (or finding yourself), having rats. Rats need easy and consistent access to a water source, even though they only drink between 15 - 60ml per day. They will eat almost anything available, but they do prefer to eat small amounts of a variety of different foods. Here's a list of simple things you can do as a to prevent rat infestations.

1. Block rats' paths of entry into your home and outbuildings. Rats can squeeze through cracks 1/4 inch wide and through holes the size of a dime.
2. Deny rats a food source. Put trash in metal or hard plastic containers with tight-fitting lids. Feed pets during daytime hours and remove uneaten food. Clean up pet food and bird seed debris, and store pet food in robust containers with fitted lids - preferably above ground level.
3. Deprive rats of a place to shelter by keeping your yard and house neat and clean. Remove brush and junk piles, old tires and appliances, and any other trash. Clean out trash and yard debris from underneath porches, decks and stairs. Store usable equipment and other off the ground,