

November Election

The Chatham County Board of Elections is conveniently located for Chatham County neighbors at 984 Thompson Street, Suite D, Pittsboro. Office hours are 8am to 5pm, Monday-Friday, except holidays. Tel: 919-545-8500

Neighbors can go here to register to vote, change your registration, or ask about elections. During early voting, this is where local voters can cast votes, too.

The next election on Tuesday, Nov. 6, will include races for county commissioners and our congressional representative.

Mailbox Spruce Up

Does your mailbox need some TLC? Troy Leshner-Thomas, your neighbor at 20 Hawks Spiral Way, will lightly sand and repaint your mailbox for \$20 with a forest green paint color approved by the CFHOA.

If your mailbox needs some attention, contact Troy at 919-444-1248.

Neighbor Spotlight

Thank you to neighbor Glen Lanham on Lily McCoy Lane for taking on the volunteer job of bringing the trash and recycling containers from the playground and basketball court up to the curb for emptying and then returning them. We're grateful to Glen for his time and attention. Neighbors Steve and Jane Samuels had been responsible for this task but when they went on vacation for a while Glenn took over. This kind of involvement by neighbors helps our community look better. We all benefit and appreciate the folks who step up and help.

Mailbox Posts

Remember, if the post on your mailbox gets damaged or destroyed, contact Community Focus of NC to buy one at the list price of \$500.

Neighbors are responsible for installation.

Your Gas Lamp

Every house in Chatham Forest has a light post on its front walkway. Some lights are illuminated. Some are dark.

Homeowners wishing to bring the light back in a sustainable way have options.

A solar product that fits well and matches the Chatham Forest sidewalk lights in both size and style is available at <https://www.earthtechproducts.com/imperial-eagle-acorn-finial.html>

If neighbors want to see one before buying, they can check out the lamp at the Bonitz's house at 21 Fox Chapel Lane.

Elizabeth Bonitz said, "Ours has been installed [since mid-February], and we love it!"

PSNC Energy must be called to cap off and disconnect the gas line to the sidewalk light before any attempts to replace it are made. Even if the gas light is not lit, gas is still in the line and we don't need any accidental gas explosions happening in Chatham Forest! Their service visit costs about \$90.



New Management Company Ahead

The Chatham Forest Homeowners Association ("CFHOA") Board and our management company, Community Focus of NC ("CFNC"), have agreed to part ways.

The CFHOA board is looking for a certified firm with experience in community management and has identified three other possible companies interested in taking over this important task.

The CFHOA board invited the three candidates to submit a list of references from communities they currently manage for the board to assess and score. Once we have assessed these compa-

nies, the board will make a decision and begin contract negotiations.

We aim to make this process as efficient and quick as possible and employ a top notch management company interested in building a lasting and mutually satisfying relationship with Chatham Forest.

We are still under contract with CFNC. Until you receive notification of the new company with contact and payment information, continue to contact and pay your dues through Community Focus.

When and where are HOA meetings?

THE NEXT CFHOA BOARD MEETING IS TUESDAY, July 17

Generally speaking, the Board of the Chatham Forest Homeowners meets at 6:30pm on the 3rd Tuesday of each month at the Chatham County Habitat for Humanity ReStore Meeting Room at 467 West St, Pittsboro, NC 27312

The HOA holds a "Homeowner Forum" for the first 15 minutes of each regular Board Meeting. Homeowners who sign up 72 hours in advance with the Management Company meet with the board one at a time then the board meets in a closed session for a collective response to the owner. The HOA also

schedules an "Open Forum Meeting" at certain times of the year in addition to the Annual Meeting where owners may attend the first part of the HOA Meeting as a group to discuss matters related to the community. Please be aware that the HOA may limit speaking times based on the number of attendees and individual concerns to be addressed in order to allow comment from each owner. Tentatively Scheduled OPEN FORUM MEETINGS (6:30-7:00pm): July 17, Oct. 16, and Jan. 15

Chatham Forest & Pittsboro Community Contact Info

CABLE TV & INTERNET Spectrum Customer Service.833-694-9259

ELECTRICITY
Duke Energy800-452-2777
Power Outage800-419-6356

GAS, PSNC877-776-2427

WATER / GARBAGE / SEWER
Town of Pittsboro919-542-4621

CHATHAM HOSPITAL
Siler City919-799-4000

DRIVER'S LICENSES
Siler City919-663-2601
Carrboro919-929-4161

LIBRARY
Pittsboro, Public919-545-8084

TOWN OF PITTSBORO
Town Manager919-542-4621

PITTSBORO POST OFFICE
.800-275-8777

PITTSBORO POLICE 919-542-3200

CHATHAM COUNTY SCHOOLS919-542-3626

TAX ASSESSOR
Chatham County919-542-8250

UNC HEALTHCARE
Pittsboro919-545-0911

VOTER REGISTRATION
Board of Elections.919-542-6430

WASTE MGMT.919-545-0640

Chatham Forest at almost 20

It's hard to believe for those of us who've been here the whole time but almost 20 years has elapsed since the first neighbors began moving into Chatham Forest.

Teenagers who moved here in the late '90s now have their own families. Babies who came home to Chatham Forest from the hospital are now servers at downtown eateries. Time marches on and often takes it's toll.

There are many instances of deferred maintenance in Chatham Forest that need attention. Driveways and walkways are cracked and need repair. Some houses, shutters and doors are sun bleached and need brightening with paint. Other homes actually have moss or algae growing on them! A powerwashing would do a world of good. Many mailboxes are rusted and the post and "acorn" on the top of the posts are rotted or desperate-ly in need of paint.

It's not unusual for us all to become "house blind" but we must protect the biggest investment we have — our homes.

So, take a walk around your home and be honest with yourself about what needs attention. Ask a trusted friend to walk around with you to point out concerns. Make a list, then get it done.

Many neighbors have been unhappy with the board's slow response to change requests. Having an Architectural Review Committee would

help tremendously in our ability to manage requests more quickly. Please volunteer! The more people we have on board the easier and smoother the process will go

Typical Compliance Issues

The CFHOA Covenants & ARC Guidelines outlines several basic guidelines for compliance. The most common complaints involve lack of adherence to the following rules:

- Garbage and recycling cans, satellite dishes, solar panels, and large chil

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Raynors' Property.

The Declaration does not give the Association the power to convey common area to anyone, except that the Association may convey common areas to public utilities if 2/3rds of the members sign the document conveying any portion of the common area. The Raynors are not a public utility, and, therefore, the Association does not currently have the power to convey any common area to the Raynors.

In 2012, the Raynors sought approval, from the Association, for construction of various improvements on the Raynors' Property, including a pool. The application for approval showed that the pool would be 10 feet off of the property line between the Raynors' Property and the common areas ("the Property Line").

dren's toys like trampolines are not to be visible from the street.

- Yards are to be maintained by trimming shrubs, mowing grass, and removing debris.
- Fences facing a street, must have landscaping in front of it.
- Gas lanterns are mandatory and should not be removed. Ideally they should be lit from dusk until dawn. If you choose not to light yours, do not remove the gas lamp.
- Pets are to be contained in a fence or restrained on a leash.

The Association approved construction of the pool, and some of the other improvements, specifically noting in its approval the pool as submitted "appears to be at least 10 feet off the property line". [The permit granted by the Town of Pittsboro also noted that the pool which the Raynors proposed to construct was at least 10 feet off the property line.]

Unfortunately, the Raynors constructed the pool, and other improvements approved by the HOA, and permitted by the Town of Pittsboro, across the Property Line and into the common areas owned by the Association and thus not as submitted or approved. By the Raynors' own admission, the improvements were installed without having a survey done, or without otherwise verifying the location of the property boundaries.

Help us to Help You

Want to install a fence? Paint your house? Enclose a back patio? Add on to your home? Install significant soft or hardscaping? The HOA Board is eager to help you enhance your investment.

Start by referring to the Architectural Control Guidelines to understand what is permitted, how the process works, and find the application form.

A thoroughly completed application is critical. For smooth sailing through the review process be sure to include: your full name and address, and contact info; a land survey showing the setbacks and

your neighbors property lines with the footprint of your project included; send drawings of the project with dimensions noted; list specific building or landscaping materials; include specific paint colors, and photographs of similar projects.

The Architectural Review Committee ("ARC") and the HOA Board wants to make your approval process fast and efficient. There's room for all of us to improve, so help us to help you.

As in most transactions and relationships, clear, timely and thorough communication does wonders.

The Architectural Control Guidelines is at this link:

<https://communityfocusnc.com/wp-content/uploads/2017/07/Chatham-Forest-HOA-ARC-Guidelines.pdf>

Garden Tips for July and August

JULY • Remove faded flowers from perennials after they finish blooming. Deadheading redirects energy towards healthy roots.

- Maintain a 3-4 inch mulch layer around trees and shrubs to protect them from mower and weed whacker damage.
- Check plants regularly for insects; hand pick or use suitable control measures if found
- Fertilize warm-season grasses
- Plant butterfly nectar and larval food plants such as asclepias, buddleia, and passionflower
- Consider drip irrigation and/or soaker hoses as efficient watering alternatives
- Harvest raspberries and blackberries daily to avoid attracting insects to overripe fruit

- Water flowerbeds and vegetable gardens deeply. This encourages a deep root system.

AUGUST • Harvest vegetables continuously to stretch their season

- Sprinkle compost starter to speed up composting for fall soil building
- Prune summer-blooming shrubs (hydrangea, clethra, caryopteris) after flowers finish
- Look forward to something different next spring: try alliums in your bulb garden
- Sow seeds of cool-weather herbs (chives, parsley, garlic chives, cilantro and dill)
- Enjoy fall fragrance by planting autumn clematis (*Clematis paniculata*), flowering tobacco and annual stock.

Many Hands Make Little Work

"Many hands make little work." My dad used to say this to my siblings and me when he wanted us to get things done. He encouraged in us a sense of teamwork and cooperation to reach goals.

This is the spirit I hope Chatham Forest neighbors will take when considering your involvement with committees in our neighborhood. Below are the committees we most need assistance with. If you'd like to join us, please call Lesley Landis at 919-949-5866.

ARCHITECTURAL REVIEW COMMITTEE

- Review and approve new home plans
- Review proposed modifications to homes or property
- Review standards for houses and modifications (fences, walls, etc.)
- Report compliance issues to the Board and Management to address violations

SOCIAL/RECREATION COMMITTEE

- Organize neighborhood social events such as CORA porch collections, community movies, garage sales, cookie swaps, egg hunts, etc.
- Organize and maintain baby sitting circles, street parties, book clubs, etc.
- Write, or solicit articles from others, and organize volunteers to distribute this quarterly CFHOA Newsletter
- Encourage and help organize as needed home business meetings, wine and food gatherings, etc.

**CFHOA's Committees
Make a Difference.
Get Involved!**