Association Guideline-Meadows Common Area Maintenance

The HOA maintains Meadows property beyond the 'drip line' of each Twinplex. This property is commonly referred to as the 'Meadows Common Area'. This Association Guideline contains a non-inclusive list of some of the more common maintenance items.

- Driveways and sidewalks up to (but not including) the porch

- Repair/replacement of mailboxes and mailbox posts

- Lighting (e.g., park, mailboxes)

- Irrigation hydrants

- Hardscape: Stone steps in common areas, pathways in park, etc. are maintained by the HOA.

  (Note: Residents are encouraged to use their inside stairs to access the grounds to the rear and sides of their Twinplex unit if they are uncomfortable with or unable to use stone steps in HOA common areas. In those instances where a townhome does not have interior access to the grounds in the rear of the townhome, a walkway (gravel, stone, etc.) may be installed to facilitate access to the rear of the home. The decision to install a pathway is done on a case-by-case basis by the HOA.

- Drainage issues on HOA-owned property that interfere with normal maintenance of the grounds. Drainage under and around the perimeter of the TwinPlex is the owner's responsibility as this 'property' is owned by the TwinPlex unit owner.

- Pergola in the park

- Landscaping- Please refer to the Association Guideline Meadows Landscape Guidelines for details.

  - *Utility Service Lines-Twinplex owners (for water, sewage) or the utility company (for electrical, gas) are responsible for 'services' coming into and leaving townhomes. The HOA grants townhome owners and utility companies an easement for these services to pass through HOA-owned property.*

All maintenance requests must be directed **in writing** via e-mail to the Meadows Committee Chair or their designee. Currently this is Bob LeBoeuf, leboeuf100@gmail.com.

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