

Spring 2016



# Alamosa Place News



www.alamosaplace.net

## Pressure Washing Your Home's Siding

Spring is almost here, and, as rainwater and condensation accumulate on vinyl siding, mold and mildew can develop very quickly. Now is the perfect time to clean the siding on your home. Often times a solution of bleach and water should work, or various retail stores like Costco, Home Depot, and Lowes carry solutions to help remove the build-up (If using bleach, be careful to protect your plants from the runoff). A pressure washer is the most efficient tool for cleaning mold and mildew off siding, and if you do not own one, there are many reliable companies that help.

### The Significance of Fences & Curb Appeal

Many like the security and privacy of our wooden fences, but there are a significant number of fences in the community that are old and in dire need of repair. Broken, shabby fences (and even mailboxes) hurt community property values overall, and the board has made it a priority to focus on the state of fences in Alamosa Place. Please assess the state of your fence and repair/replace any fencing that is broken, missing, falling down or in a general state of disrepair. If your fence is one of those fences, you may receive a violation notices that could eventually lead to fines of \$100 per day until repaired.

About Fence Boundaries: Property lines do not end with fences. Any growth, whether it is grass, trees, or shrubs, must be maintained, even if they are beyond your fence line. Overgrowth that is not maintained encroaches on drainage ditches and gets in the way of maintenance of the drainage system. In addition, any overgrowth on your property allows the nesting of wild animals, such as rats, dangerous snakes & spiders, and other critters. Please take care of any overgrowth on your property to avoid these issues.

### Curb Alerts and Roadside Junk

Please help keep your neighborhood beautiful! There has been a rise in the practice of placing used/broken furniture, junk/debris, and yard waste out near the street for pickup, and some items have remained there for weeks. It is a violation of the community covenants for junk and debris to be out on any lot, so absolutely no items should be placed at the curb for pickup unless they are out there for your weekly trash collection. This includes items meant for "free" pickup (those can be taken to Goodwill or Restore). Any items not picked up on collection day must be removed immediately from the side of the road. This rule also applies to yard waste. Most private trash collectors will not pick up bulk yard waste, so these items must be taken to the county landfill for disposal or to a place like Seaside Mulch (for a very small fee). Violations will be issued for junk/debris that remains past the trash pickup day for your waste collection company.

In addition, do not throw or dump debris whatsoever over fences and into ditches. This includes, trash, vegetation, pet waste, litter, bricks/concrete, etc. Dumping is illegal in the County and in the community. It physically obstructs water and landscapers in the drainage easements.

**Ongoing Reminders** - According to the covenants, boats, trailers, and trucks over ¾ ton are not allowed in Alamosa Place. If they are visible from the front of the property, please remove them completely or store them behind a privacy fence, so they cannot be seen (RVs are not allowed to be stored at all). Also, please remove inoperable vehicles, which includes cars with no tags. When these are observed, you may receive a violation notice.

### Lawn Care

In spring, weeds start growing before grass greens up. This is the perfect time to apply pre-emergent weed control to your lawn.

Wait to fertilize until your lawn starts to green up.

### General Care

Spring is a great time for general repairs around your property, like replacing broken fencing & mailboxes, painting railings & columns, and pressure washing siding. In addition, edging your grass creates curb appeal, and, remember, when cutting grass, don't forget to blow clippings back into your lawn. Not only is it polite, it keeps the streets clean AND helps fertilize your lawn.

### Planting, Pruning & Mulching

Spring is also a great time to mulch. Mulch helps keep in moisture and keeps down the weeds.

After the last frost is a good time to plant your annuals, perennials, seeds and veggie gardens. This is also a great time to plant those summer blooming bulbs.