

Brentwood

My POA
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(540) 434-6166
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Newsletter

April 2018

MyPOA Holiday Hours

Memorial Day- Office closed

Local Events

Don't forget that JMU's graduation runs throughout the weekend of May 5th. The city will be flooded with thousands of families of graduates. If you want to support graduates, details can be found on [JMU's Commencement website](#). For everyone else, it might be a good weekend to either not leave your house or to get out of town!

Annual Meeting- June

Your annual meeting will be held in June. The specific date and time has not yet been determined. We will send out notices via mail & email. Unfortunately, participation has been lacking in the past. Although the Association continues to be under the control of the developers, they do welcome your input for Association issues and desired projects. Financial information will be reviewed to give everyone an idea of what assessments pay for annually as well as funding for future expenses. Without your input, the only opinions heard will be of those that attend, so please be sure to make it a priority.

Smoke Detectors and Fire Safety Prevention

Can't reach your smoke detector? Unsure if it works or how to test them to see if they work? Don't have one? The Rockingham County Fire Department will be happy to send a representative to check your smoke detectors, change the batteries, or provide you with one. This is a free service to all county residents! You can call the Fire

Department at 540-564-3175 to get more information about this program.

Spring Maintenance Checklist

- **Doors, trim, and shutters:** Check for faded paint and deteriorating trim, and repair and refresh.
- **Siding:** Clean siding with a pressure washer to keep mold from growing.
- **Decks and porches:** Check all decks, patios, porches, stairs, and railings for loose members and deterioration. Open decks and wood fences need to be treated every 4-6 years, depending on how much exposure they get to sun and rain. If the stain doesn't look like it should or water has turned some of the wood a dark gray, hire a professional.
- **Landscape:** This is a natural for spring home maintenance. Cut back and trim all vegetation and overgrown bushes from structures. Limbs and leaves can cut into your home's paint and force you to have that side of the house repainted. A little trimming can save a lot of money and time.
- **Flower Beds:** Select a limited color palate or add green plants to bring in a natural element. Consider purchasing plants with your neighbors and sharing the cost so everyone has a coordinating look. Use pots to add personalization but keep it simple. Go with pots that have the same design, but add interest with different sizes. Resin pots are a great choice as they aren't as heavy as clay or concrete. A thick clay or concrete pot will be even heavier when filled with dirt and a mature plant! Try going vertical too with hanging baskets to add other attractive features. Check out more great ideas at [Landscaping Network](#).
- **Window and door screens:** Clean screening and check for holes. Tighten or repair any loose or



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damaged frames and repaint. Replace broken, worn, or missing hardware. Wind can ruin screens and frames if they are allowed flap and move so make sure they are securely fastened.

- **Foundation:** Check foundation walls, floors, concrete, and masonry for cracking, heaving, or deterioration. If you can slide a nickel into a crack in your concrete floor, slab or foundation call a professional immediately.
- **Roof:** Inspect roof surface flashing, eaves, and soffits. Check flashings around all surface projections and sidewalls.
- **Gutters and downspouts:** Pull leaves and debris from gutters and downspouts. Reattach gutters that have pulled away from the house. Run a hose on the roof and check for proper drainage. If leaks exist, dry the area and use caulking or epoxy to seal the leak.
- **Dryer Vents:** Clogged dryer vents can become a serious fire hazard. Dryer vents should be cleaned out yearly. Purchase a dryer vent cleaning brush at a local hardware store.

Why Scoop the Poop?

American pet owners collectively spend tens of millions of dollars every year on veterinary care and over-the-counter medicines for their furry loved ones. But what many don't realize is that many pet illnesses can be avoided by simply keeping the back yard clear of pet waste.

Besides being a nuisance, uncollected dog waste is a serious problem for our association. Next time you're tempted to leave your dog's droppings on the lawn, please remember these facts:

1. The appearance and quality of the common areas are known to affect home sales—not just whether and for how much they sell, but how quickly.
2. The more residents complain about dog waste, the more time the manager must spend on enforcement rather than serving the association.
3. Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.

Dog waste is more than just a smelly and unsightly mess. It's also a breeding ground for infection—especially in dog parks and other areas where dogs frequently gather. Bacteria, worms and other parasites thrive in the waste until it's cleaned up or washed into the water supply. Giardia, ringworm, roundworm and E. coli are examples of such inhabitants, all of which are commonly found in dog feces and are easily transferable upon contact.

When pets become sick, contagions are often times passed through their deposits into their own yard. The longer infected dog waste stays on the ground, the greater a contamination becomes. And when this waste is not picked up, pets have a high risk of catching the infection over and over again.

