

Valley Wood Annual Walk Around

Annual Walk Around Purpose

The purpose of the Annual Walk Around is to address concerns with the community's overall look and appeal. This is also in the interest and support for the Valley Wood Declaration, Article IX (Use Restrictions), Section 7 (Maintenance) and the 2020 Board adopted and approved Architectural and Landscaping document. The Valley Wood board of directors will organize an annual walk around in the early part of the year, i.e. February or March, when typically most of the homeowners are present, to identify issues that need to be addressed.

This document is expected to change and evolve, in order to help support this annual activity, and to act as a guide to all involved.

Roles and Responsibilities

1. Valley Wood Board of Directors
 - a. Selection of the BOD members who will actually do the walk around.
 - b. Use the below "List of things to look at", as a guide, and walk around and document the list of issues.
 - c. Provide this list to the board member in charge of managing the master list.
 - d. Provide the master list to Parklane for managing the notification notices.
 - e. Follow-up on a monthly basis, by receiving an updated master list and, if needed, revisiting the properties to check on the status of the issues.
2. Valley Wood Homeowners
 - a. Homeowners are expected to receive their notification of issue(s), address them and respond accordingly, as their notification statement directs them.
 - b. If violation is not resolved timely or according to instructions, it will proceed to further action by the fining committee.
3. Parklane Property Management
 - a. As the property management, Parklane is expected to mail out the Notification Statements and to report status updates to the BOD.

List of things to look at

This is a list of things to be looking at and by no means is all inclusive, instead it is a list that needs to grow and change as we learn more. Remember, our purpose is to support the maintaining of a neat and tidy looking community and to make this activity as painless as possible, for all.

Front:

1. Excessive rust stains and/or dirt on
 - a. Carport
 - b. Shed

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- c. Building
 - d. Sidewalks
 - e. Carport concrete
2. Carport post damages needing repair/replacement
 3. Planting beds are neat, orderly and weed free
 4. Unsightly curb appeal, i.e. excessive clutter
 5. House numbers are on the shed door and in black
 - 6.

Back:

1. Patios visible to all are free of excessive rust and/or dirt
2. cluttered stuff
- 3.

Side, if applicable:

1. Excessive rust stains
2. Planting beds are neat, orderly and weed free

Broken windows