

Summer Newsletter

TRINITY BAY

JULY
2022



Community News

Be on the lookout for some exciting updates to our community areas in the coming months! Below is an outline of some of the projects we are currently working on. We will post notices prior to closing any of these areas!

- [Pool Area](#) - Cleaning and Maintenance
 - Pressure washing, painting/resurfacing the pool deck
 - Pressure washing and maintenance of the pool interior surface
 - Removal of some of the unsightly landscaping, refreshing mulch and other landscaping areas around the pool
- [Playground Area](#) - General Maintenance
 - Replacing damaged wood on the steps, rock climbing wall
 - Pressure washing and re-staining/sealing all wood
 - Updating the border around the playground and replacing the pea gravel with rubber material or rubber mulch
 - Installing a small trash bin near the playground to alleviate litter
- [Entrance Area](#) - Replacing Electrical
 - Updating electrical and replacing the flood lights to newer, more energy efficient lights
 - Removing dead bushes and trees, refreshing some landscaping

If you have been to the pool area lately, you may have noticed that we have updated the restroom handles! You no longer need a separate key to get into the restrooms and you can now see whether it is **vacant** or **occupied**. Just remember to lock the door behind you since they don't automatically lock anymore. ☀️

Important Dates

- Quarterly HOA Fees are due
 - January 1
 - April 1
 - July 1
 - October 1
- Monthly ARB meetings are scheduled for the 4th Thursday of each month!
 - Send in your ARB forms prior to that
- Your HOA Board meets bi-monthly. Be on the lookout for the signs and please join us to learn about what is happening in our community!
 - Our next meeting will be the end of August

For Your Information...

Duke Energy Project Update - We have finally had an update from Duke Energy regarding their major project to replace the large lattice electrical towers! They are projected to begin their work in our neighborhood in the next few weeks, around the end of July. Work will continue for a few months and their estimated "project restoration", aka when we can reinstall all of the landscaping that they removed months ago, should happen in March 2023. We will be able to replace the trees and landscaping we had in that front location then. Please be patient and know that we dislike seeing that bare, open space just as much as you do!

Are you interested in being more involved with our neighborhood?! We would love to put together some committees to help support the Board and engage our community! We are looking for neighbors who might be interested in planning community events or creating a community garden or...bring us your ideas! Reach out to us via email (below) or through the Trinity Bay Facebook page.

Violation Notices

Violation notices are sent out to homeowners on a monthly basis by Top Notch Management. This is in accordance with our Trinity Bay Covenants (find them here at <https://www.trinitybay.net/assets/documents/covenants.pdf>). We acknowledge and are aware that it can be frustrating; HOA Board members receive these notices for our homes too! They are not meant to be punitive but are merely a reminder that our home may not be in compliance with the covenants at the time the property manager drives by. Top Notch will be providing photos of the violation(s) so that the homeowners are aware of what they are seeing or referring to. If you receive a violation notice and have any questions, objections, concerns, or need assistance/time with resolution, please reach out to the Board! We are happy to help in any way that we can and have adopted a "Neighbors First" approach to all aspects of our community!

ARB Forms

ARB Forms can be found on our neighborhood website at <https://www.trinitybay.net/arb>. This is a convenient online form that you can fill out and submit to the HOA Board in a single step. If you prefer to print out a copy and submit to Top Notch, the PDF version available at <https://www.trinitybay.net/documents>.

TALK TO US!

Email your HOA Board:
trinitybayhoa@gmail.com

Join our Facebook group:
Trinity Bay

Email Top Notch Management:
tbhoa@topnotchcam.com



<https://www.trinitybay.net>