

Wynston

2021 Spring Letter

Wynston Residents/Owners,

The past year has been one like none of us had ever experienced before, but we hope that everyone is doing well and ready for some warm weather. We are very excited to welcome some new friends into our neighborhood this year. If you are new, welcome!!! Please take advantage of some of this beautiful weather to get out and meet your new neighbors.

COVID-19 has changed how we all live. Fortunately, at this time, it looks like things are getting better! We pray for the best, but we prepare for every possibility. Please realize that sometimes the circumstances, guidance, and recommendations that everyone is receiving change frequently. Because of the fluidity of the situation, please understand that any dates that are set may need to be changed to ensure the health and safety of all of our owners and residents. The Board of Directors is monitoring the situation and will let you know of any changes that we need to make. We encourage you to monitor the local and national news for the most up-to-date guidance. The Board of Directors will try to post items that we deem relevant to our community on our website and Facebook page. We would also like to be sure that we have everyone's updated contact information. If you are not sure that we have your most up-to-date contact information, please go to the Charleston Management website or email all of that information to wynstonways@gmail.com.

Spring is the time of year that we look at cleaning up and cleaning out. The suggestion of the Board is for you to take a walk around the outside of your house and around your yard so that you can make a list of items that might need to be worked on. If you find deficiencies, take the necessary steps to correct them as soon as possible. If you would like for a Board or ARC member to come and help answer any questions about possible deficiencies please email that request to wynstonways@gmail.com. The ARC Committee will begin using a worksheet that was developed last year to evaluate the community beginning in April. For your convenience and reference, the Architectural Guidelines and Covenants and Covenants can be found at <http://wynstonways.weebly.com>. If you have any questions about how those apply to a particular situation please ask at wynstonways@gmail.com. **Failure to correct deficiencies may result in actions being taken by the ARC Committee or Board.**

Yard Maintenance: Yard maintenance is an ongoing responsibility of all residents and homeowners. Yard maintenance includes, but is not limited to, planting grass where there are bare patches, keeping grass height below 4 inches, edging, blowing clippings from driveways & sidewalks, trimming bushes, pulling weeds, and applying weed control if desired.

Pressure Washing: Pressure washing is a great way to save money on future repairs. Keeping your home clean hinders rot and premature aging of your home – thus extending the life of your siding, driveway, wooden features, and deck. If you notice any discoloration on your house, deck, porch, or fence please have it cleaned as soon as possible. While not a requirement, having the paved surfaces around your house cleaned at the same time makes your home and the entire neighborhood look better.

Mailbox Maintenance: Please be sure that your mailbox post is upright, well maintained, and that the

numbers are clearly visible.

Trash Can Storage: Trash cans and recycle bins **must** be stored out of view from the street. They can be screened with a trash bin corral, fence or live screening like **mature, evergreen** shrubs, if they are not stored in your garage or completely behind the house.

Fence Maintenance: Fences must be maintained free of defects and discoloration. Please replace all missing or damaged boards, and pressure wash the fence if needed.

Basketball Goals: Basketball goals must be serviceable and maintained in good condition. Basketball goals **may not** be placed where the street becomes the playing surface.

Driveway Ruts: If your driveway has ruts along the side of it or near the street/sidewalk those areas need to be repaired. If you want to straighten your driveways, you must submit an Architectural Application before any work is done.

Blocking Sidewalks: As per Wynston Covenants and Town of Clayton Ordinances, vehicles may not be parked on any of the sidewalks throughout Wynston at any time. This is also a safety issue.

Yard Waste: As a reminder, yard waste (grass, limbs, etc.) may not be placed on any association property. If you have a question about how to dispose of yard waste please contact the Town of Clayton. Anyone putting yard waste on association property may be held financially responsible for clean-up.

2021 Pool Information:

Our neighborhood is blessed with a wonderful pool for our residents to enjoy. The 2021 pool is scheduled to open on May 8th and to close on September 6th. In the last couple of years, we have added a new key fob and camera system, installed a new, higher fence, installed a new storage building, and purchased new pool furniture. We also removed some overgrown brush and trees around the pool parking lot, and cleared the drain system hoping to avoid the flooding in the parking lot. There is still more work that we are hoping to have done before the pool opens this season. **A copy of the Pool Rules are attached to this letter. **Pool privileges may be suspended for a violation of the pool rules, ARC violations, or for past due HOA dues.****

This is just a reminder that the parking lot at the pool is considered the private property of the Wynston HOA, and is only to be used for parking by people while using the pool. Anyone parking in the pool parking lot for any other reason, or on any other HOA property is subject to be towed at the owner's expense.

Community Yard Sales: Spring: May 1st Fall: October 2nd

Architectural Requests: Any changes that you want to make to the outside of your home must be approved in advance by the Architectural Committee. The architectural request form can be found on the neighborhood web site at <http://wynstonways.weebly.com>. **Before** submitting a request, please check with the Town of Clayton Planning Department (<http://www.townofclaytonnc.org/Planning/>) to verify that your planned modification or addition complies with zoning laws. Please do not commit or spend money on a project until you have received approval.

Berms: When the HOA switched to a new landscaping company (Dreams Come True) they assisted in the complete clean-up of the berms to the appropriate standards. If your property borders the berm please know where your property line is and maintain that portion of the berm that might be on your property. Stakes were placed on your property line in the Fall to assist everyone in knowing where those lines are. If you have any questions, please contact the Board at wynstonways@gmail.com

Solicitors: While our neighborhood has 'No Soliciting' signs at all entrances, they do very little to prevent door-to-door salespeople. Sometimes, putting a 'No Soliciting' sign by your own front door will help, but the Town of Clayton has an ordinance governing how these people must operate. Now that the weather has turned warmer, there will be more of them in the neighborhood. Please familiarize yourself with this ordinance <http://www.townofclaytonnc.org/clayton-news> to help keep you and your family safe.

Architectural Committee: The 'ARC' Committee is a long-standing committee within Wynston. Members of the ARC appointed by the Board and are responsible to help maintain the appearance of the community. ARC committee members will vote on architectural requests submitted by property owners as well as helping to monitor to make sure that individual properties inside Wynston are being maintained according to our community standards. If you are interested in being a member of the ARC Committee, please send an email to wynstonways@gmail.com stating your desire.

Event Committee: We have had interest in a new Event Committee in our neighborhood that would be responsible for planning some fun things to grow our sense of community and get to know each other better. If you are interested in being involved in this new and exciting committee please contact the Board of Directors to find out more information.

Parking: The Town of Clayton has very clear laws regulating parking in residential areas. As a community, we can notify those that violate our covenants or architectural guidelines, but if a homeowner sees someone parked illegally they are free to contact the Clayton PD on their own to report it. **A couple of highlights that apply to our community would be: no parking on any sidewalk; you must park facing the same way as the traffic is going, no parking within 30 feet of an intersection, no parking with 5 feet of a driveway, and you are not allowed to park trailers on the street or in your driveway.**

The Town of Clayton is a wonderful place to live with a variety of activities that appeal to many different people. The town also provides many services that all of us use every day. If you are looking for some of this information, a great place to start is the town's website at <http://www.townofclaytonnc.org>.

IMPORTANT NUMBERS

Police(Emergency)	911	Police(Administrative)	(919)553-4611
Fire(Non-Emergency)	(919)553-1520	Public Works	(919)553-1530
Town Hall	(919)553-5002	Utilities & Planning	(919)553-5002
Parks & Rec.	(919)553-1550		

Our neighborhood has a website (<http://wynstonways.weebly.com>) that is full of valuable information about our neighborhood, including our Covenants, Architectural Guidelines, Bylaws, Architectural Requests forms, information on how to contact CAS and your Board members, as well as information about the Town of Clayton. If you have any questions, please check this website.

We also have a private Facebook page for residents of Wynston. If you are on Facebook, you can join that group by going to the page and making a request to join. Be sure to answer the questions or your request could be delayed or denied.

Wynston HOA
Pool Rules and Regulations
Pool Hours: 7 AM to 9 PM
May 8th - September 6th

The Wynston pool is monitored by HD CCTV cameras at all times. All video is recorded for possible review at a later time if needed.

1. This is a private pool with admittance by key fob only. It is for the use of Wynston Community residents and their guests only. Anyone using this facility without authorization is subject to arrest for trespassing. Non-resident owners do not have pool privileges.
2. No lifeguard is on duty at this pool. Users of this pool do so at their own risk. Wynston will not be responsible for any accidents or injury in or around the pool. Use of the pool indicates acceptance of these conditions.
3. The State of North Carolina law requires that children less than 14 years of age should be accompanied by an adult and that adults should not swim alone. For this reason, Wynston requires that children under age 14 be accompanied by an adult (defined as someone who is 18 years or older **and** is the parent, legal guardian, or babysitter). Unsupervised children will be required to leave the pool area.
4. A household may bring a maximum of two non-residential guests to the pool at a time. Residents must accompany their guests and remain with guests at all times. If the resident leaves, the guests must leave. You must be at least 18 years old to invite guests to the pool. Children under 18 with guests at the pool must be accompanied by a parent, legal guardian, or babysitter.
5. Birthday parties, only for residents, may reserve the pool for a maximum of 2 hours. Parties may be set up 30 minutes ahead of time and must be taken down 30 minutes after the party has ended. Birthday party reservations may be denied on holiday weekends, and the number of birthday parties on any day may be limited to allow all residents to enjoy the pool.
6. Glass containers are not permitted inside the pool fence. If glass is broken at the pool, the pool must be closed, drained, cleaned, and refilled. These costs will be charged to the homeowner. Any person(s) or groups with glass will be asked to leave the pool.
7. Trash and refuse must be placed in the proper receptacles. No trash or debris is to be thrown in the pool or left on tables, chairs, etc.
8. Appropriate swimming attire must be worn at all times in the pool. Cut-off clothing with unfinished hems is prohibited; loose threads clog the filter/pump.
9. Swim diapers are required for all children not potty trained.
10. If the pool is overcrowded, floats, rafts, and other toys are prohibited. Floats large enough for multiple children to play on at once obstruct the view of the pool and the bottom as well as taking up more room in the pool and must only be used when the pool is sparsely populated. No hard balls like footballs are allowed in the pool.
11. No socially offensive language (profanity, lude comments, etc.) will be allowed in the pool or in the pool parking lot area. Violators will be immediately asked to leave and may be subject to further loss of pool privileges.
12. Running, pushing, and other forms of horseplay are prohibited in or around the pool.
13. Only battery-operated radios, CD players, etc. may be used at the pool. They must be placed at a reasonably soft level so as not to disturb others in the pool area. Please be considerate.
14. No one may tamper or remove any pool equipment or furniture.
15. No pets are allowed inside the pool fence.
16. There is a bicycle rack located beside the gate. No bicycles, scooters, or other similar items are permitted inside the gated pool area.
17. Owners/Residents may not 'reserve' chairs or tables when they are not at the pool by using towels, coolers, toys, or anything else. Any items left at the pool will be considered lost or abandoned and moved to a 'Lost and Found' area or otherwise disposed of.
18. No smoking or vaping within the fenced pool area.

19. Please shower before entering the pool per health code. Showers are located inside the restrooms.
 20. The pool parking lot is only to be used for parking while using the pool. Parking there when not using the pool may result in your vehicle being towed at the owner's expense.
 21. Jumping the fence to access the pool is a violation. Violators are subject to arrest for trespassing.
- Violation of these rules may result in a loss of privileges to use this facility for up to 12 months by order of the Board of Directors.
 - Owners/residents with accounts past due will lose pool privileges until their account is current.
 - Violations of the neighborhood Covenants and/or Architectural Guidelines may lead to suspension of pool privileges.
 - One key fob is issued per household, and one additional fob can be purchased for \$25.00. Fobs are not to be shared with non-Wynston residents. Replacement fobs are \$25.00 each.
 - Pool identification bands will be distributed to Wynston residents for the upcoming pool season. You must have your band with you at all times at the pool. Pool bands may not be loaned to a non-Wynston resident unless they are a guest of your household and accompanied by a resident. Owners/residents are provided 2 extra bands for authorized guests to use. Replacement bands are \$5.00 each. If a child is too small to wear the band, it may simply be in the possession of the responsible adult with the child. Residents may rent extra bands for residential guests(those staying at the house, i.e. relatives) for \$5 each for one week. A maximum of 4 bands can be rented. Residents will contact Charleston Management Company to rent the bands. Charleston Management Company will contact the volunteering board member to collect the money and distribute the bands. The bands will be returned to this board member at the end of the rental period. **If the bands are not returned, a charge of \$5 per band per week will be assessed.**

Key Fob and Pool Band Distribution: Entrance to the pool is controlled through a fob system. Every property owner has received 1 fob. If you are interested in purchasing a 2nd fob, you can do so for \$25. If a key fob is lost, a replacement one can be purchased for \$25. When a fob is reported lost it is immediately disabled. In order to purchase a new or replacement key fob, please fill out the form below and follow the directions on it.

Please familiarize yourself with the rules to ensure a safe and enjoyable pool season for everyone. The rules and forms are available online <http://wynstonways.weebly.com>.

Wynston Pool Key Fob Request Form

Please check the applicable line:

- _____ I am getting a new key fob because the previous owner did not leave me one. (\$25)
- _____ I would like to purchase a 2nd key fob for members of my household to use. (\$25)
- _____ I have lost my key fob and need a new one. (\$25)
- _____ I have lost both of my key fobs and would like 2 new ones. (\$50)

I have read and agree to follow the pool rules for Wynston HOA.

Printed Name: _____

Address: _____

Phone: _____ Email: _____

Signature: _____

If you are in need of a pool key fob(s), please complete and print the form. Once you have printed the form, please email wynstonways@gmail.com to arrange with a Board member to meet and get your fob(s). Payment can be made in cash or a check made out to 'Wynston'. Please allow 3 days for a Board member to contact you after you have sent your request. Every effort will be made to make the process as quick as possible.

Wynston

RENTERS

If you are not the property owner, please send this to the property owner/manager and have them fill out the following information, sign below, and forward this with the other requested information to CAS. If not completed, no new key fobs will be issued.

I, _____, am requesting key fobs for the above listed address. I certify that the person listed above is renting the house from me and is authorized to use the pool. My lease with the above listed person lists _____ people as living in the house. I further authorize for the key fobs to be delivered directly to the person listed above.

****Please include a copy of your current lease with this request.****

Signature: _____

Date: _____

Title: _____

Company: _____

Phone #: _____

Email: _____

Wynston Pool Birthday Party Request Form

te of Event _____ (2 week notice is required)

Name: _____

Address: _____

Telephone: (H) _____ (W) _____

Email: _____

of people attending: _____ (cannot exceed more than 12 non-resident guests)

Wynston Resident Guests: _____

Non-Wynston Resident Guests: _____

Party Begins _____ Set-Up may begin 30 minutes before this time.

Party Ends _____ Party must be cleaned up 30 minutes after this time.

Maximum Time of 2 hours. Set up may be 30 minutes before the party and tear down must be down within 30 minutes of the end of the party.

Options (please select one):

_____ Request for 10 additional pool bands

\$30 fee + \$30 deposit

_____ Request for 10 additional pool bands, tent, table, and reserved area in the back corner on the pool deck

\$50 fee + \$50 deposit

A Board member volunteer will contact you with a date and time to meet at the pool to get your pool bands and the tent and table if needed. It is your responsibility to return these items to this volunteer promptly after your party. Your deposit will not be returned if all bands are not returned, there is any damage to the Wynston HOA property, or your party takes longer than the allotted time.

Mail this form along with separate checks for the deposit and usage fee, payable to:

Wynston
PO Box 98358
Raleigh, NC 27624

All attendees must abide by community pool rules and be respectful of others using the pool or you will be asked to leave the facility immediately. Please note that the pool remains open to all other residents of Wynston; this is not a private event.

Signature: _____

Date: _____

****Birthday party reservations may be denied on holiday weekends, and the number of birthday parties on any day may be limited to allow all residents to enjoy the pool. Please do not make any further plans until you have received a confirmation that your party date has been reserved.****