

Wynston

2022 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.

The Board of Directors will try to post items that we deem relevant to our community on our website. 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. For your convenience and reference, the Architectural Guidelines 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 action 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. Pressure washing should be completed no later than 5/31.

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. Trash cans must be stored out of sight the day after your trash is picked up.

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. The homeowners who have sidewalks that border their property are responsible for edging/weed eating them and keeping them from being overgrown with grass

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.

2022 Pool Information:

Our neighborhood is blessed with a wonderful pool for our residents to enjoy. The 2022 pool is scheduled to open on May 21st and to close on September 18th. 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. **The Board will send out the 2022 pool rules, and how to receive your pool fobs if you haven't already done so as we get closer to pool opening. The pool opening date is tentative as we are waiting on inspection from the county. All updates will be posted on the community website.**

****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 7th (Rain Date- May 15th) Fall: October 1st (Rain Date- Oct. 8th)

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. Also, parking on the grass is not allowed anywhere in the neighborhood.**

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 called Wynston Residents. 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.