



President's Report – April 2016

One of the key responsibilities of your HOA is to maintain property values. What better way to do this than by improving the first impressions of owners and visitors as they drive into Martin's Point? Today you can't help but be awed by the new landscaping immediately behind the gatehouse, in the area directly across the street between Martin's Point and Creek roads and on the little island on which the mail house sits. New plants and shrubs including nandina, yaupon holly, juniper and loropetalum, now provide a wide range of colors and a more professional and aesthetically pleasing appearance. Irrigation drip lines will soon be installed to keep these plants healthy for years to come.

On behalf of the board and the entire Martin's Point community I'd like to thank *Bobbie Overton* and the Landscaping Committee who worked with Kitty Hawk Garden to plan and implement this final phase of a three-year project. Their tireless and successful efforts have made Martin's Point an even more beautiful place to call home.

As you've picked up your mail you've undoubtedly noticed that the old remaining parcel lockers, many of which were inoperable, have been replaced by ten new parcel lockers. Many thanks to *Hannah Hughes* for assembling the parcel lockers, and to her father and board member, *David*, for installing them. We greatly appreciate their contributions to the community.

Now on a completely different topic, this about actions that detract from our wonderful community. The vast majority of residents read and follow the signs posted on the dumpsters and in the chipping area. Unfortunately, however, some choose to ignore these signs and do as they wish to the detriment of the greater community. Not only do their acts result in an unsightly mess but they cost our HOA (and us as members) in the form of increased refuse disposal fees. Their actions include the following: leaving garbage and cardboard boxes on the ground next to the dumpsters; placing large, uncrushed cardboard boxes in the recycle dumpsters; leaving construction debris and other inappropriate material in the chipping area.

In the last few weeks I have found dozens of shrubs, a boat cover, a terracotta fire pit, long wood planks, plastic buckets, wood pallets, fence rails and large tree branches (wider than 4" in diameter) in the chipping area. A printer, artificial plants and children's bicycles were left in front of the dumpsters, and dozens of cardboard boxes were left next to the recycling bins. I could go on and on. *This situation has really gotten out of hand and has to stop. Garbage and recycling should only be placed in the garbage and recycling bins that are there for that purpose. Nothing should ever be left outside the dumpsters. Only chippable yard waste should be left in the chipping area.*

Anything left on the ground that consists of authorized garbage or recycling has to be placed in the dumpsters by someone hired by our property manager. This is an added and completely unnecessary HOA expense. When electronic equipment including computers, printers, TVs, etc. and appliances are left we pay to have someone transport them to Bob Perry Road. When construction debris, furniture and mattresses are left we have to hire a person to take these items to the transfer station in Stumpy Point. We have signs posted for all three major types of trash: on the garbage bins, on the recycling bins and on a sign by the chipping area. Please read and follow the directions on these signs.

Non chippable yard waste (small twigs, branches, shrubs, leaves, etc.) should be placed in the garbage dumpsters. If you think someone may want a usable item which you wish to dispose of, post a notice on the bulletin board located on the north side of the mail box building or drop the item off at GCF or one of the many local thrift stores. If you can't wait for the bi-annual large item pickup please bring those items to Bob Perry Road or the transfer station - do not leave them in the trash or recycling areas. If you have a lot of recycling to discard, Tuesday afternoon through Friday is the best time for this since recycling pickups are on Tuesday. Especially, avoid weekends and Mondays. *Remember, all contractors are prohibited from discarding commercial refuse in Martin's Point – please do not encourage this practice.*

Please folks, let's all act responsibly for the benefit of the Martin's Point community. Only by doing so can we prevent garbage area eyesores and keep our HOA dues from increasing unnecessarily.