

## A Problem With the Grass

As homeowners on the Island, we are all most interested in maintaining the appearance of the island in general. However, it has been recently pointed out to your Board that there are some vacant lots (and houses) that are not being properly maintained, as required by our deed restrictions. In particular, we have noticed that the grass has been allowed to become unsightly tall, and in a few instances, that refuse has been allowed to accumulate on some lots and yards. This, after repeated written notices have been sent, requesting remediation of the matter.

So, your Board is, again, faced with the question of just what to do about this problem. Historically, we have, when faced with this issue, undertaken to contact each homeowner and request that they have the offending lot (or yard) in question mowed, or cleaned up, as the case may be. This usually gets the job done, but if not, the Board has caused the lot to be mowed, or cleaned up, and has billed the homeowner for the cost.

However, there remains the problem in rare cases where written requests are either ignored, or are required. In these cases, the Board has concluded that it should shorten the procedure. Accordingly, in the future the Board will continue to attempt to contact the lot/home owner and request that they cause the offending lot/yard to be mowed, or cleaned up, as the case may be. This attempt will typically be limited to one letter, requesting the yard/ lot to be mowed or cleaned. However, if the situation should, unfortunately, develop where an owner fails to respond to a written request, or should it become obvious that repeated written requests are going to be required, the board will have the option to simply cause the lot/ yard to be cleaned/mowed on a regular basis, without attempting such notices. If that becomes necessary, be reminded that the cost of this mowing/cleanup will be billed to the homeowner. Additionally, failure to reimburse the Association in a timely manner could result in a lien being placed on the property to secure such payment. Hopefully, none of this will be necessary.

The result will be a better looking neighborhood, and we all will benefit! Your continued cooperation is welcomed!