



Fall 2011

HEDDINGHAM COMMUNITY NEWSLETTER

<http://www.heddingham.org>

No. 28



Mission Statement

The intention is to project a positive image of Heddingham, provide news and information to all residents without editorializing or taking sides



Board Member Elections Forms due Tuesday, October 18

Elections for two Homeowners' Association Board positions are being scheduled for a two year term beginning in January 2012. Board meetings are held the third Wednesday of each month. Most other Board business is conducted via email.

If you are interested in being considered for one of these positions, please contact Michael Zmuda, Community Manager at 231-9050, ext. 24, or by email at Michael@casnc.com. Visit the website at Heddingham.org to get the Board Member Nomination Form located in the "Forms and Documents" section. **Submit the Form by Tuesday, October 18, 2011**, to be considered. Residents, let your Neighborhood Representative know which candidates you support for these important positions. Each Neighborhood Representative Voting Member will cast a ballot on behalf of their district and the results will be announced at the October Board Meeting.

Neighborhood Social Events



The annual **Fall Festival** will be held on Saturday, October 8, at the Athletic Club parking lot. The festival will feature games, face painting, balloon animals, music, and food. There will be hamburgers and hot dogs, popcorn, sodas and cold beer. There will also be lots of vendors selling hand crafted jewelry, make-up, produce, pumpkins, mums and more. A Pampered Chef representative will make German potato salad and German chocolate cake.

Also, the Heddingham Swim team will sell snow cones as a fundraiser. Bring your family to enjoy this family-fun event!

Vendors are still welcome to sign up. The fee to participate as a vendor is \$10, which covers one table and a place under the Craft Vendor / Service Provider tent. Please contact JoAnne Baldini via email at jb61@cornell.edu, or by phone at 919-917-7698 for more information.

Santa Claus, Mrs. Claus and the elves will make their appearance in Heddingham on Saturday, December 17, at 4 pm. Santa will read 'The Night Before Christmas' to all Heddingham good little girls and boys under a large cozy tent located at the entrance to Heddingham near the Golf Course. Be sure to bring your camera to take a photo of Santa and your children. Afterward, there will be gifts for the children, lighting of the Christmas trees, singing carols, and cookies and hot chocolate.



Recycling Has Gone Blue

Heddingham now has the large blue recycle containers community wide. The larger containers replace the smaller green containers and the pickup schedule is changed to bi-weekly. Don't put out the green bucket, the collection crew will be unable to collect or empty it since the blue containers are emptied using the trucks with automated arms. Remember that plastic bags, pizza boxes, plastic tubs and Styrofoam cannot be recycled.



Falling leaves are just around the corner and that means raking and bagging them. Use clear plastic bags or your old green recycle container for yard waste. Yard waste in black plastic bags will not be picked up.

Lastly, please remember to store both the regular green trash container and the blue recycle container behind the front line of your residence as required by Heddingham community rules. Do your part to help keep Heddingham looking great!

Community-Wide Sod Sale

The second annual Community-Wide Sod Sale will be held Saturday, October 29, at the Athletic Club parking lot from 10 am until 1 pm. The sale will feature a truckload of Bermuda and Fescue sod at unbelievable prices. This will be a wonderful opportunity to fix up those bare spots in your lawn. Each sod strip is 16 x 81 inches and priced at \$3 each when you preorder, or \$4 each if you purchase on the day of the sale. Fescue will only be available by preorder. Any sod remaining at the end of the sale will be used to fill in the bare spots in our common areas as part of an ongoing effort to keep Hedingham looking good.



Plan now to follow these basic steps to a beautiful sodded lawn:

STEP 1 - Measure Area

Make a sketch (plat) of your lot and then measure with a tape the area you wish to sod. Calculate the square feet of sod needed by multiplying length times the width of the area measured. For assistance with odd lawn shapes - go to www.supersod.com and to the '[Lawn Area Calculator](#)'.

STEP 2 - Prepare Soil

Prepare the lot by grading so that the soil slopes away from foundations and buildings so as to eliminate drainage problems. If renovating an existing lawn, destroy vegetation. Till to a depth of four to six inches, smooth the soil remove rocks, roots, clods and vegetation. Water heavily to see if water puddles in any low spots. If so, add soil or regrade to eliminate low spots. Grade less than one-half inch below walks and drives.

For best results, apply and rake in 50 pounds of dolomitic lime and 15 pounds of 5-10-15 fertilizer per 1,000 square feet.

STEP 3 - Install Sod

Water to dampen the bare soil and start laying the sod **immediately** after delivery. Begin watering lawn within 30 minutes of installation. Sod is a living plant that requires contact and moisture to survive. Protect unlaidd sod by placing pallets in shade or unrolling and keeping sod in the shade.

Begin installing sod along the longest straight line - such as a driveway or sidewalk. Butt and push edges and ends against each other tightly, and stretch lightly. Avoid gaps or overlaps. Stagger the joints in each row in a brick-like fashion, using a large sharp knife to trim corners, etc. Avoid leaving small strips at outer edge as they will not retain moisture. On slopes, place sod across the slope. After installing the turf, roll the entire area to improve sod/soil contact and remove air pockets.

STEP 4 - Water

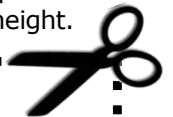
Give your new lawn a good soaking of water within 1/2 hour of installation. Water daily, or more often, keeping sod moist until it is firmly rooted (about 2 weeks). Then less frequently and deeper watering should begin. Lift a piece of sod here and there to ascertain that you are watering enough to wet the original soil below the sod.

Weather conditions will dictate the amount and frequency of watering. Be certain that your new lawn has enough moisture to survive hot, dry or windy periods.

STEP 5 - Mow

Begin mowing as soon as your sod has rooted to the extent that mowing does not displace it. It is important that mowing not be delayed too long. Cut high the first time, but gradually and deliberately lower the cut-height.

Sod Order Form



Name: _____

Address: _____ Phone: _____

Number of Sod Strips: **Bermuda** _____ OR **Fescue** _____ X \$3 = \$ _____ Place your preorder now and save. Submit your order to Andrea at the Athletic Club: make checks payable to HCA.

There are no refunds for preordered sod that is not picked up the day of the event.

Did You Know?

The **Canadian geese** have caused both the lake and the surrounding grounds to deteriorate. Please do not feed the geese. Bread and other food is bad for them and for us.

The Hedingham Clubhouse will be a **Wake County polling site** starting with the next election. There is no excuse for not voting since you don't even have to leave the community to vote!

The Hedingham golf course was closed from mid-May until early July to refurbish the greens and they look great. To celebrate, all residents with an active scan card may **golf for free**, including the cart, on Wednesday, September 28. Call for a tee time to ensure your spot.

More than 600 interested and very enthusiastic residents attended the August 10 meeting with the Raleigh Police Department and representatives from the City of Raleigh Parks and Recreation Department. We will have our own **community police officer** very soon!

Townhome Maintenance: What Do You Get?

Townhome owners pay a monthly fee for the upkeep and maintenance of the exterior of their units and for lawn care. Many services are covered by this fee, including:

- Annual inspection of each unit for maintenance issues.
- Damage repair (including damage caused by errant golf balls) to the unit's siding or exterior resulting in breaks in the siding not otherwise covered by any insurance agreement.
- Caulking the exterior where two different materials meet.
- Periodic power-washing to include screened-in porches, decks or patios.
- Repainting all exterior wood and application of a clear stain/water protectant chemical to all decks.
- Replacing flood light bulbs, replacing, refurbishing and maintaining mailboxes, mailbox posts and mailbox numbers, reinstalling fallen or loose shutters, and repairing (but not replacing) non-functioning gutters.
- Cleaning gutters annually between January and April.
- Mowing grass on a regular weekly schedule dependent on weather conditions.
- Edging all accessible sidewalks and curbs.
- Removing trash, debris, and fallen leaves from turf areas and plant beds.
- Fertilizing and treating all turf areas for broadleaf weeds and crab grass, and fertilizing all trees and shrubs using a slow-release formula.
- Aerating the turf areas annually in May or June, and seeding with Bermuda grass in June.
- Pruning and/or shearing on a reasonable basis most trees, shrubs and ground covers, and removing weeds from original plant beds. Removing (but not replacing) dead shrubs as needed.
- Spreading pine straw around trees and in ornamental plant beds except in those plant beds where the owner has placed mulch.

This list leaves a number of services that are **not covered** by the townhome maintenance fee, so the homeowner's responsibility includes:

- Damage that occurs due to negligence, recklessness, or intentional, criminal, or malicious acts by individuals.
- Repair or replacement of anything within the interior of a unit.
- Repair or replacement of fences except original, builder-installed privacy fences.
- Repair or replacement of any foundation, brick, block or wood walls and unit interiors.
- Repair or replacement of windows, except as a result of contractor negligence and/or golf balls.
- Repair or replacement of any sidewalk, walkway, parking pad, or other similar feature.
- Turf upkeep such as repairing bare spots that occur due to erosion, overuse or poor weather conditions. (the townhome maintenance contract covers only lawn cutting, aeration, and overseeding).
- Replacing dead shrubs and trees.
- Any damage due to an "Act of God", defined as an event in nature with no reasonable warning of the event, including but not limited to hurricanes, tornadoes, and tropical storms.

This is only a summary of the townhome maintenance contract services. If you would like a copy of the signed contract detailing exactly what is and isn't covered, send an email to Michael@casnc.com.

**HEDINGHAM COMMUNITY
NEWSLETTER**

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Farmers Market a Success

The Farmers Market stand at the Athletic Club parking lot on Wednesdays from 1 pm until 6 pm has been a huge success this summer. Hedingham residents have enjoyed a wide variety of farm fresh produce by Beth Moore Produce, picked just the day before. We have enjoyed tomatoes, strawberries, blueberries, crowder peas and lima beans, several varieties of summer squash, cabbage, okra, beets, cucumbers, onions, and melons. Jeff and Darla have also brought along some fruit, local honey, and other products to offer us. They will continue to make weekly visits to Hedingham through the fall and winter to provide fresh cabbage collards, turnip greens, spinach, cool weather squashes, six varieties of sweet potatoes, apples, and hot-house tomatoes. There is plenty more good eatin' ahead, so stop by every Wednesday.

Reserve Study in Progress

In order to effectively plan for both current and future upkeep and maintenance within the Hedingham community, a new Reserve Study is in process. The study, completed by Reserve Advisors, is an in-depth evaluation of our property's physical components and an analysis of our reserve funds. The process includes a thorough on-site inspection and a detailed analysis of anticipated replacements or repairs to common-area elements as well as recommendations regarding our community's reserve funding strategy intended to cover capital expenditures for the next 30 years. This includes items such as repaving parking lots, replacing roofs and other structural repairs, anticipated pool repairs and upkeep, and estimation of the need for exterior replacement of roofs, siding, etc., for the townhomes. The Reserve Study serves as a guide to keeping the community maintained and is a sound investment in the future of Hedingham.

**Hedingham Community Yard Sale
Saturday, Sept. 24; 8 AM to Noon
(Rain date October 1)**

If you place directional signs, please remove them at the end of the sale. The next community wide yard sale will be in the spring; individual yard sales are not permitted. For clothes, furniture or other knickknacks you're unable to sell during the yard sale, you may call Harold (919-779-8867) from the Salvation Army at noon the day of the event to request those items be picked up by truck and donated.

Important Contacts

Community Manager (Mike Zmuda)	231-9050, ext. 24
Athletic Center (Front Desk)	231-9050, ext. 22
YORK Security	828-7677 hedinghamsecurity@gmail.com
Golf Club	250-3030
Police (non-emergency)	831-6311
Progress Energy (power outage)	508-5400
Progress Energy (street light outage)	1-800-419-6356
PSNC Energy (gas)	1-877-776-2427
NC One Call Center (mark utility lines)	1-800-632-4949
Solid Waste Services (trash, recycling, bulk pickups)	996-6890