



# GPM GROUP

*Managing For Your Benefit*

HOA • Commercial Facilities • Rental

704.896.7224

GPMGROUP@BELLSOUTH.NET

Volume 1, Issue 2

Summer 2009

**GPM  
24 HOURS  
EMERGENCY  
SERVICE  
CALL  
704.902.6849**

## IMPORTANT NUMBERS

- Duke Energy  
800.653.5307
- PSNC  
877.776.2427
- Piedmont Natural Gas  
704.525.3882
- CMUD Water/Sewer  
311 or 704.336.2211
- NC Wildlife  
800.628.3773
- Paragon Plumbing  
704.634.6241
- North Meck Recycling  
704.875.1563

## The ABC's OF RULES AND REGULATIONS

**A**nts are a big problem around the lake. Don't leave garbage outside your door! **B**oat trailers and other recreational vehicles are not allowed to park or be stored on your community properties. **C**ats and dogs must be leashed when walking outside your unit. No pet may be left on an outside porch or balcony unattended. **D**ucks and geese are nice to see in nature but not in the pool. Please do not attract these kinds of birds by feeding them bread or other treats. **E**xternal alterations are not allowed without approval of your Board of Directors. **F**ire is a serious threat to Condominium/Townhouse complexes. **CHARCOAL GRILLS ARE ALWAYS PROHIBITED.** **G**ardening is enjoyable for many people. Keep your plants neat and trimmed. **H**ot sunny days bring thirsty people to the pool. Never bring glass to the pool enclosure. Broken glass will result in draining the pool at a fee of \$500. **I**nsurance coverage for condominiums should be an HO-6 policy with water damage coverage and townhomes

should have an HO-3 policy. **K**eys your unit should be given to GPM Group or the association president in cases of water leaks, fire alarms, or any other emergency where we need to access your unit. Having a key available can reduce excessive damage to your unit and the other units around you. **L**iability for damage to the property of others caused by a fault in your unit is your responsibility. **M**aintenance of all areas accessible from inside your unit are your responsibility. **N**oise to one person may be music to another. Keep in mind that your immediate neighbors are just one thin wall away. **O**ther people may not enjoy your weekend party as much as you. Be considerate and limit the event to a size and scale suitable for your area. **P**arking areas are small and congested where you live. Remember to park only one car on the building side of the parking lot and never park on the grass. Do not park in the street, this impedes the passage of emergency vehicles. **Q**uestions do arise, please don't hesitate to call your Property Manager Roger Pyle

at 704.896.7224. **R**ecycling is available for many household items in Mecklenburg County. The nearest is on Route 21 South just below I-77, Exit 23 in Huntersville. **S**toring items under or at the entrance to stairwells is prohibited. **NO GAS CANS EVER.** Bicycles are permitted. **T**rash builds up for all families. Please remember to place only household garbage in the dumpsters and roll-out cans. Break down the corrugated boxes and place in the containers. The garbage collectors will only retrieve refuse in the containers. **U**nderwear, towels and other items should never be hung over the porch, patio or balcony walls. **V**iolators may not know the rules of your Association and the same could be true of renters. Owners are responsible to share the rules with occupants. **W**ater is important to life but can present a serious hazard. Use the 911 phones installed at each pool for emergencies only. **X**tra Xtra read all about it! **Y**es, there are a lot of rules & regulations but all are intended to make your quality of life better. **Z**end.

### PET WASTE

Scoop the poop, bag it and place it in the trash. It can potentially pose risks to pets, creeks, lakes and people. A single gram of pet waste contains an average of 23 million fecal coli bacteria.

**So please, scoop the poop!**

Remember to close the Pool Umbrella's during high winds or when you leave the pool!

### BE A GOOD NEIGHBOR!

Your neighbor doesn't want to see your garbage! Don't leave it outside at your door or on your car...Take it to the dumpster! Control our ant population! You could be fined \$100!

**Dumpsters are for Household Garbage Only!**

### POOLS OPEN MAY 1

Owners are reminded to abide by important pool area rules and regulations.

Pets and Glass objects are NEVER allowed in the pool area.

Children must be supervised at all times while in the pool area.

Owners and/or residents must accompany guests to the swimming pool.

The furniture provided by the association within the pool area shall not be removed

from the pool area at any time.

Radios, stereos, or similar amplified sound equipment shall be used only in a manner so as to be considerate of other people utilizing the pool facility and residents of the units. Such devices shall not be used after dark.

Noise travels further than you think. Be conscious of your noise levels especially after 10:30 pm.

Smoking is permitted, you must use an ashtray and dispose of butts properly.

Please refer to your Home-owners Manual for a complete listing of pool area rules and regulations.

Inspections by Mecklenburg County officials are becoming much more frequent. Any violation could result in fines, revocation of annual pool operating permit and possible pool closure of the facility.

### CFL SAVINGS FACTS AND FIGURES

We've changed your common area lighting!

An ENERGY STAR qualified compact fluorescent light bulb (CFL) will save about \$30 over its lifetime and pay for itself in about 6 months. It uses 75 percent less energy and lasts about 10 times longer than an incandescent bulb.

If every American home replaced just one light bulb with an ENERGY STAR qualified bulb, we would save enough energy to light more than 3 million homes for a year, more than \$600 million in annual energy costs, and prevent greenhouse gases equivalent to the emissions of more than 800,000 cars.

In 2007, Americans saved \$1.5 billion by switching to

ENERGY STAR qualified CFL's. The energy saved could light all the households in a city the size of Washington, DC for over 30 years. Put another way, changing these bulbs removes as much greenhouse gas pollution as planting 2.85 million acres of trees or taking 2 million cars off the road each year.

[www.energystar.gov](http://www.energystar.gov)

### YOUR NEIGHBORHOOD WATCH

Be alert to your surroundings when you are coming and going on the property. If you see anything suspicious, call 911.

### RECYCLE INFORMATION

Your recycle center is located on Route 21 South just below I-77, Exit 23 in Huntersville. Hours are Monday thru Saturday 7AM to 4PM. There are recycle bins located in Davidson beside the Post Office and several HOA's have bins located by the dumpsters. Websites that have great information about our planet are: [www.earth911.com](http://www.earth911.com) and [thinkgreen.com](http://thinkgreen.com).