

OAK RIDGE MEADOWS HOMEOWNER'S ASSOCIATION

FAQs: Frequently Asked Questions Concerning Maintenance of Your Property

The following FAQs have been provided as guidance to assist with basic information pertaining to maintenance of property. This is not intended to replace any information disclosed in the “Declaration of Covenant, Conditions and Restrictions for Oak Ridge Meadows registered in the Guilford County Course House.”

WHAT IS THE COMMON AREA?

The Association is responsible for the lawns, trees, water lines from the meter toward the street, sewer lines from the clean-out toward the street, and other services on the common area.

Parking areas on the common area are owned and maintained by the Association. Each home is entitled the use of not more than two (2) automobile parking spaces as near and convenient to townhouse as reasonably possible.

Plumbing problems determined to be sources in the common area may be the responsibility of the Association. Homeowners should contact the property management company for additional information on resolving issues determined to be sourced in this common area.

WHAT DOES THE ASSOCIATION OWN?

As a member of the Association, you also own, through the Association with other homeowners, all property owned by the Association. This includes shrubbery, the common area lawn, all paved parking areas, pool house, swimming pool, lamp posts, trees, signage, sidewalks, mailboxes, etc. The areas owned in common by the Association and the homeowner is called the common area.

WHAT DOES THE ASSOCIATION MAINTAIN?

- All exterior painting except decks and privacy fences (see “What does the Homeowner Maintain?”)
- Care and replacement of original roofs, gutters, downspouts, exhaust vents, exterior wood trim around windows and shutters.
- Lawn care and maintenance including trees and shrubs planted by the Association
- Sidewalks and entrance steps and originally installed front entrance hand rails
- All brickwork to include exterior walls, entrance steps and ornamental brickwork on common property. This does not include patios or brick fencing installed by the homeowner. (See “What does the Homeowner Maintain?”)
- Water and sewer lines up to the townhouse.
- Security lighting
- Mail houses
- House numbers on townhouse
- Driveways, parking lots, and curbing
- Maintenance and replacement of chimney caps

WHAT DOES THE HOMEOWNER OWN?

As a homeowner in Oak Ridge Meadows you own the exterior inward. This does **not** mean a homeowner is responsible for **all** maintenance. For those things in which the homeowner owns along with the association where the Association maintains and owns refer to “What does the Association Own?”

Depending on your plot/plan or deed, you may own land a certain number of feet from your home as well as the shrubbery directly adjacent to your home. Homeowners should refer to their plot/plan when questions or concerns arise. The HOA also maintains a copy of this information. Homeowners may obtain a copy of their plot/plan or deed from the Guilford County Court House. Refer to deed book 3412 pgs. 0994-1018. you would have received a copy of this at your closing on the property.

WHAT DOES THE HOMEOWNER MAINTAIN?

- Breakage repair of all glass surfaces to include; windows, doors, skylights, and bay windows, window sashes, window casing, screens, all wood around windows, including bay window and skylights.
- Repair and replacement of all doors, hardware on exterior doors, door screens, as well as door bells.
- Damage to roof due to satellite dish installation.
- Patios and privacy fences
- Wooden decks in their entirety to include; railing, supports, and steps.
- Outside water spigots
- Grass mowing inside patio or fence
- Home entrance lighting
- Subsurface water leakage into basement areas or crawl spaces
- Water and sewer lines inside the townhome
- All maintenance of any additions not of original construction including; roofs, roof vents, skylights, doors, siding, and all wood trim (painting not included, see “What the Association Maintains”)
- Cleaning of chimney flue pipe for safe operation of fireplaces
- Cleaning of clothes dryer exhaust vent
- Heating and air conditioning units
- Maintenance, repair or replacement caused by fire, lighting, windstorm, hail, explosion, etc. (refer to Article IX of the covenants). Homeowners are urged to make certain that their individual homeowner’s insurance policy provides coverage for such damage.

DO I NEED SPECIAL INSURANCE COVERAGE?

Insurance Coverage

The Association is a town home community. The Association maintains insurance on common areas **ONLY**. In addition to the property coverage on any common area buildings, the Association also maintains general liability and Directors & Officers (D&O) coverage. Homeowners own their home and should maintain fire & extended insurance coverage on their unit and personal property by obtaining a HO-3 policy. Homeowners should contact their insurance agent to be sure that they have proper coverage.

Association Insurance Policy:
State Farm
Steve Kent
(336)282-5368
Policy # 93-5730-60-9

DO I NEED SPECIAL TERMITE COVERAGE?

Termite Coverage

The Association maintains a termite contract (Sentricon) with Pest Management on select buildings. This contract provides coverage for termite damage to the outside of town homes ONLY. PMI conducts an annual termite inspection on all buildings. Pest control is not provided and must be obtained by the homeowner on an individual basis.

HOW DO I CONTACT PROPERTY MANAGEMENT FOR MAINTENANCE ISSUES OR QUESTIONS?

Property Management: Lambeth Management - <http://lambethmanagement.com/>

Maintenance Requests:

Go To: <http://lambethmanagement.com/>

Select from Drop Down: Oak Ridge Meadows

Select: Action Request Form

Complete Form and Submit

You will receive a confirmation and copy of your request for your records.

Contact number: 336-288-4944

Office Hours:

- Monday through Thursday 9 a.m. to 5 p.m.
- Friday 9 a.m. to 2 p.m. (Labor Day to Memorial Day)
- Friday 9 a.m. to 12 p.m. noon (Memorial Day to Labor Day)

All calls will be answered within 24 hours or the next business day