

25th Annual Laurelwood Day May 18, 2019

Laurelwood will be celebrating the 25th Annual Crawfish Boil on **Saturday, May 18, 2019**. We will begin the day at **6:00 AM with a neighborhood garage sale**. So, if you haven't done your spring cleaning yet, this is the time for you to clean out your closets and free up space in your homes. Decide on your own of when you want to wrap up your garage sale, but it is usually over by noon.

The **Laurelwood pools will open at 10:00 AM**. As a reminder, ***there are no lifeguards on duty, and children under 16 must always be supervised by a parent***. Also, please remember the pool area is smoke free, and other rules are posted near the pool areas. If you need a pool card replaced, please view the website for details and complete the replacement form. *From 3:30pm to 4:00pm, the HOA will be available providing new cards to those who may have not received one last year.*

The **Crawfish Boil will begin at 4:00 PM**. There will be plenty of food and activities for all age groups to enjoy! Along with crawfish there will be corn, potatoes, sausage, soft drinks, hamburgers, and hot dogs. *Mostly Mattresses of Flowood will be providing a limited supply of beer, and residents are welcome to BYOB (please no glass).* Activities will include inflatable jumpers and face-painting. This is your day Laurelwood, so please come out and enjoy it! To keep the costs reasonable, unfortunately we cannot accommodate guests, and remember there are no to-go plates.

Mailing Address:

PO Box 320428
Flowood, MS 39232

!IMPORTANT!

For Your Safety

A Few Changes & Reminders

- As a reminder, there are no lifeguards on duty, and children under 16 must always be supervised by a parent.
- Due to congestion and your safety, the Train will not be available this year and Musical Chairs will not be played, but we will have face-painting and a slide for the kids, and door prizes for everyone.
- Due to safety and security, no money will be collected on Laurelwood Day. If you have not done so, please send in your LHOA dues and late fees before May 13th to participate in the Laurelwood Crawfish Boil. Residents who owe and have open balances on their accounts will not be able to participate.

Be Sure to Check Out and Thank...

- Mostly Mattresses' tent who will be raffling a \$1000 bed to a lucky homeowner. While you're there, thank them and grab a beer on them (Must be 21 years or older to receive beer).
- Kona Ice truck who will be providing flavored shaved ice for all ages.

Announcements & Updates from the Board

- There is a city ordinance that pertains to parking vehicles in the street for extended periods of time. If a vehicle impedes the flow of traffic it is subject to citation by FPD. If there is a parking concern that creates traffic congestion or hazardous conditions in your area, please contact FPD or you may contact Alderman Kathy Smith at 601-573-6692 to report the address.
- Construction is taking place around the Clubhouse. Please refrain from entering the work areas until construction is complete. Construction will not impede access to the weight room or use of Clubhouse for rentals.
- There are a number of pool cards that were turned in or never picked up from the Board. If you are missing yours, please submit an email inquiry with your name and address. If a replacement card is required, there will be a \$25 activation fee.
- The next Laurelwood Homeowner's Meeting will be Tuesday, June 25, 2019 at 6:30pm in the Laurelwood Clubhouse.
- Laurelwood now has a Facebook page Laurelwood of MS - Flowood. Follow this page for important updates and reminders:
<https://www.facebook.com/laurelwoodofms>
- Updates from the Board and minutes from Board Meetings are being posted to the Laurelwood website. This is an easy way for individuals who are not on social media to stay up-to-date.

Laurelwood Committees

The Architectural Advisory Committee has been established.

Work is still being done toward creating additional committees including Welcoming, Events, and Volunteer Committees.

Thank you to everyone who has shown interest in participating. If you would like to get involved, please email info@laurelwoodofms.org or call 601-421-5152.



Your 2019-2020 LWHOA Board Members and Officers

Emary Walker, President
Joe Shanahan, Vice President
Lori Beth Smith, Treasurer
Genny Heller, Secretary
Gary Evans
Bobby McGuffie
Jennifer Todd
Laura Walker

Laurelwood Covenants Enforcement

Covenants Enforcement Regulations Update

If a residence is in violation of a covenant, the homeowner is subject to receive a warning letter and fine if the violation is not timely and appropriately addressed. Each resident will receive one warning notice which will advise that a homeowner will have a set time frame (of no less than three [3] days) stated within the warning in which to respond to the violation either by contacting the Board or by bringing their property back into compliance. The Board strives to establish reasonable expectations and wants to help maintain the upkeep and aesthetics of the neighborhood without infringing on a homeowner's ability to use and enjoy their residence.

FENCING

All fencing must be of treated wood and conform to height and design as specified by the Architectural Review Board. No chain-link or wire fencing is allowed.

A \$250 fine will be assessed for violation. Non-compliant fencing will be required to be removed at the owner's expense. Additional \$50 fines will continue to be assessed monthly until the property is brought back into compliance.

MECHANICAL EQUIPMENT

Air conditioners and other mechanical equipment visible from the street shall be concealed by shrubbery or privacy fencing. All mechanical equipment, other than an air conditioner condenser for the main residence, must be installed on the back side of the residence.

A \$25 fine will be assessed for violation.

OUTBUILDING

Outside storage buildings are allowed only if the height does not exceed seven feet and the back yard is enclosed by privacy fencing. All buildings must be approved by the Architectural Board.

A \$250 fine will be assessed for violation. Non-compliant outbuildings will be required to be removed at the owner's expense. Additional \$50 fines will continue to be assessed monthly until the property is brought back into compliance.

These covenants apply to all homeowners in the Laurelwood Subdivision, whether you are officially part of the HOA or not.

MAILBOXES

Mailboxes shall be of a standard design and color. The standard design for Laurelwood is a black mailbox affixed to a black post.

A \$25 fine will be assessed for violation. Additional \$10 fines will continue to be assessed monthly until the property is brought back into compliance.

LOT APPEARANCE

Each owner shall maintain the appearance of his/her lot in high quality condition. The grass, flowers, and shrubbery must be mowed or trimmed at regular intervals so as to maintain them in a new and attractive manner. Each home shall install at least minimal landscaping in the front of the residence as to maintain a high-quality and pleasant appearance.

Lot appearance includes proper maintenance of homes, fences and yards. A \$50 fine will be assessed for violation. Additional \$50 fines will continue to be assessed monthly until the property is brought back into compliance.

Debris should be taken to the street and not left in Common Areas as that makes these areas inaccessible for mowing.

EXTERIOR ANTENNAS

No TV satellite dishes may be installed, no radio or TV antennas may be installed which extend above the roofline.

A \$100 fine will be assessed for violation. Non-compliant antennas will be required to be removed and reinstalled at the owner's expense. Additional \$25 fines will continue to be assessed monthly until the property is brought back into compliance.

TEMPORARY STRUCTURES

No structures of a temporary character including trailers, tents, basement, shack, barn or other outbuilding shall be used at any time for a residence, either temporary or permanent, nor shall any such structure be visible from the street.

A \$100 fine will be assessed for violation. Non-compliant structures will be required to be removed at the owner's expense. Additional \$50 fines will continue to be assessed monthly until the property is brought back into compliance.

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ANCILLARY STRUCTURES

Ancillary structures must be placed within the setback lines established for all dwellings (25' front and back, 5' sides). All buildings must be approved by the Architectural Review Board. Ancillary structures are those structures built to conform with the architectures and color design of the main dwelling. These structures may not be used as a permanent residence or living quarters.

A \$250 fine will be assessed for violation. Non-compliant or unapproved structures will be required to be removed at the owner's expense. Additional \$50 fines will continue to be assessed monthly until the property is brought back into compliance.

ANIMALS

Pets shall be kept on a leash and under control of their owner when they are outside the owner's lot and must not be a nuisance to other residents. No animals, livestock or poultry shall be raised, bred, or kept on any lot, except that dogs and cats or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.

A \$50 fine will be assessed for violation if the Board is able to identify a responsible party. If evidence is presented that you are feeding stray animals that are presenting a nuisance, you will be subject to these fines. Additional \$25 fines will continue to be assessed monthly until the property is brought back into compliance.

RECREATIONAL EQUIPMENT

Campers, trailers, RVs boats, etc. Shall be stored within the confines of the carport, garage, or privacy fencing.

A \$25 fine will be assessed for recreational equipment that is not in use (i.e. attached to a towing vehicle) and remains in a yard, driveway or outside of privacy fencing for longer than three (3) calendar days. Additional \$25 fines will continue to be assessed weekly until the property is brought back into compliance.

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STRUCTURAL ALTERATIONS

Any changes to exterior appearance, including additions, alterations, and paint color must be submitted in writing to and approved by the Architectural Board prior to the commencement of work.

A \$250 fine will be assessed for violation. Unapproved structures will be required to be removed at the owner's expense unless they are submitted to the Architectural Review Board and Advisory Committee and is approved. Additional \$50 fines will continue to be assessed monthly until the property is brought back into compliance or proper approval requests are submitted.

SIGNAGE

No sign of any kind shall be displayed to public view on any lot except one sign advertising the property for sale or rent.

A \$10 fine will be assessed for non-compliant signage.

LAKE

No gasoline powered boats are allowed on the lakes. All boats, rafts, etc. Must be removed from the lakes when not in use.

A \$50 fine will be assessed for non-compliant recreational equipment that is taken onto either lake owned by the Laurelwood Community. A \$50 fine will be assessed to any homeowner who leaves a compliant vessel on the lake or embankment.

***This is not a comprehensive list of enforceable covenants. Please review covenants for your specific section of the neighborhood. Compliance with the covenants applies to all homeowners regardless of whether your home is included in the membership of the Laurelwood Homeowners Association. Covenants are accessible through the website: www.laurelwoodofms.org or the Office of the Chancery Clerk in Rankin County.*

**If your property incurs violations due to extenuating circumstances, please contact the board at 601-421-5152. We would like to work with you.*

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