



- 1) **How can I stay in touch with what is going on in Quincy Court?**

E-neighbors.com is a great way to access current information about Quincy Court, including contacting board members, reading minutes from past board meetings, and information about the pool, landscaping, and many more topics.
- 2) **Where does my yard begin and end? Also, where's my property line?**

As a townhome community, Quincy Court is what's called a "zero lot line" community. Therefore all space outside the structure is community property and there are no yards. Our covenant allows for a specified amount of area to be fenced in behind each unit for personal use. Also the area between the walkway and the building can be used for personal plantings, if you wish. It's the homeowner's responsibility to maintain both of these areas, including weeding and watering.
- 3) **What type of homeowners insurance should I have?**

An "HO6" insurance policy is the type that is used for condominium owners. For more detail about your insurance needs, please contact your insurance company. A copy of the HOA's master insurance policy is in the Documents section of eNeighbors.
- 4) **What day is trash collection?**

Tuesday is trash day. Bins should be placed at the street curb no earlier than the evening prior to the trash collection day and must be returned to the garage to be stored on the same day the trash service is provided. During weeks with an observed holiday, trash & recycle pickup will be delayed one (1) day for customers whose normal pickup day is later in the week than the observed holiday.
- 5) **What services are provided to homeowners by the homeowners association?**
  - a) Exterior building casualty insurance
  - b) Roof repair and maintenance
  - c) Exterior painting
  - d) Mailboxes
  - e) Trash service
  - f) Snow and ice removal on streets, driveways, sidewalks, and front porches if a minimum of 2" of snow or ice have fallen
  - g) Grounds care, including mowing, irrigation, fertilizing, and tree and shrub trimming outside of fenced patio areas
  - h) Common area utilities
- 6) **As a homeowner in Quincy Court, what are my responsibilities to maintain?**
  - a) Interior and content insurance (HO6) and property insurance deductible
  - b) Exterior maintenance (stucco, windows/doors/screens, excluding roof and painting)
  - c) Driveways and sidewalks
  - d) Exterior lighting
  - e) Patio concrete
  - f) Decks and patio enclosures/fencing
  - g) Watering of trees and shrubs between sidewalks and homes which are not irrigated by the in-ground sprinkler system
  - h) Individual home utilities
  - i) Gutter replacement
- 7) **What steps do I need to take to make changes to my deck or patio area?**

If a homeowner desires to make changes to the exterior, including staining of your deck or fence, an architectural review committee (ARC) change request form must be prepared and submitted to the HOA board for approval. The ARC form can be found in the Documents section of eNeighbors.



- 8) Are there any restrictions to what I can put in flower beds or other outside area?**  
Yard art must not exceed 3' in height. Yard art and flower pots are only allowed in mulched areas continuous with the house or next to the house, in case of flowerpots. Flowerpots are limited to four and must be removed in the winter and stored indoors. Flower pots and yard art cannot interfere with turf or snow removal. One flag, size not to exceed 3' by 5', is allowed per household.
- 9) How does the entrance gate work?**  
If you don't have your remote, at the electronic panel enter the pound (#) sign followed by the four-digit number assigned to you (you can choose or change this code by contacting The Tiehen Group). *The access code you were issued should not be given to anyone other than those persons living with you. The system tracks all transactions and logs all codes used to gain access.* Guests should use the panel at the entrance gate. Instruct your guests to choose your name using the arrow keys and follow the directions on the panel. Upon their selection, the phone number you've chosen (this will work with a cell phone) will be called and you can speak directly your guest at the gate. You can then PUSH THE 9 BUTTON ON YOUR PHONE and the gate will open. Anyone driving an emergency vehicle (police, fire, ambulance) know how to enter the gate. To exit, just pull up to the gate and it will open after a few seconds.
- 10) When does the homeowner's association board meet?**  
The board meets monthly. Meeting dates, times, and location are posted on eNeighbors.
- 11) When is the homeowner's association annual meeting?**  
The Quincy Court HOA annual meeting is in June or July each year.
- 12) Are there any restrictions regarding staining of decks and fencing?**  
In an effort to bring uniformity to the exterior appearance of our community, Nuts and Bolts' cedar tone stains TWP 101, TWP 1501, and Home Depot's semi-transparent Cedar Naturaltone ST-533 are to be used for fencing. If your fence is currently a different color, an approved stain will need to be used for the next staining. Remember to submit an ARC form, found in the Documents section of eNeighbors, to a board member or property manager at The Tiehen Group before beginning your project.
- 13) Are there any restrictions regarding front door paint colors?**  
If repainting your front door, please use one of the approved colors below. The Porter Paints colors that were originally used by the builder have been discontinued, but a representative at Porter Paints gave the following descriptions of those colors.
- Dark purple/plum
  - Hunter green/forest green
  - Burgundy
  - Navy blue
  - Medium brown
  - Dark gray
  - Dark beige
  - Black
- 14) What paint is to be used for exterior repairs and touch-ups?**
- Trim- Sherwin Williams Duration SA Deep- under the name of "Gecko Quincy Trim"
  - Stucco body- Sherwin Williams Conflex XL Extra WH-under name of "Gecko Quincy Body"
- 15) Is there a speed limit in QC?**  
Yes! It's 15 miles per hour.
- 16) Where can I park?**  
Our covenants state "overnight parking of motor vehicles of any type or character in common areas (other than designated off-street parking areas) or on any street is prohibited. No commercial truck, bus, boat, trailer, camper, mobile home, or similar apparatus shall be left or stored overnight, except in an enclosed garage...No motor vehicle shall be parked in any designated off-street parking area or any driveway for more than 48 consecutive hours...The board may enforce the foregoing restrictions by levying enforcement charges, having such vehicles towed away at the expense of the vehicle owner..."