

Hi neighbors! It was great to see those of you who were able to make it to the park to grab some food truck eats and wave to your neighbors on July 3rd. (Did you try the BBQ? mmm.) The Board thanks Dyan Ali and the other Turnberry folk who made the party possible. We hope to continue to build a relationship with our neighbors in the Turnberry homes and we'll let you know if there are other opportunities to share in some community events.

Exterior Paintings: Buildings 1-5

The painting rotation of the first five buildings began the Friday July 10 and by the time you receive this most likely will be completed. This year we used a new vendor (U&S Companies). So far we have heard good feedback about the project. Please feel free to let us know about your experience with the vendor. We plan to have the next 5 buildings painted in 2021.



Owner-Tended Gardens

At the Annual Meeting in March, the Board received several requests for a process and marker designating Owner-Tended Gardens. The Board is in the process of creating a new Garden Policy to allow co-owners to officially request responsibility for maintaining the garden beds next to their individual unit, mark them with a small sign. The policy will also provide guidelines for garden maintenance. The goal is to provide room for individual expression and your unit's unique landscaping needs, while still maintaining an overall cohesive aesthetic and ease of maintenance by our vendors. The Board will send the draft policy for your review and input, prior to final approval.



In the meantime... There will be no new mulch applied to the garden beds this year, since we have a bi-annual contract with our vendor. If you wish to apply it yourself be sure to **use dark brown mulch** in keeping with the current aesthetic.

In Case of Emergency

While travel may be somewhat limited this year, if you *are* going to be away for summer vacation, make sure Herriman has your **contact information** in case of emergency (water pipe damage, etc). And arrange for a local emergency contact who can allow access if needed.

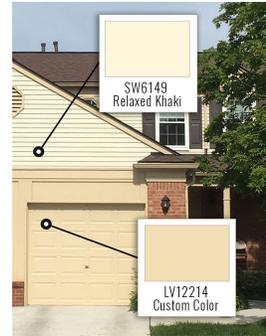


Deck Stain and Paint Colors

The season for outdoor projects continues... Some co-owners received letters last summer regarding the upkeep of the deck areas. Be sure to complete your project or contact Herriman to discuss if you are unable to do so.

If you are refinishing your deck, please remember to use the approved paint or stain colors (or similar if these brands are unavailable):

- Dark Brown: Behr Wood Chip SC111
- Medium Brown: Behr Chatham Fog SC-154
- Light Khaki (same as exterior trim color): Sherwin Williams custom color LV12214 (or color match at Home Depot)
- Extra Light Khaki (same as exterior siding color): Sherwin Williams Relaxed Khaki (or color match at Home Depot)



Modification Requests Required

Please remember to always **submit a Modification Request for any changes to the unit's exterior** including security cameras, lights, windows, doors, decks, patios, privacy trellis, fencing, etc.:

Article VI, Section 3. Alterations and Modifications. *No Co-owner shall make alterations in exterior appearance or make structural modifications to his or her Unit (including interior walls through or in which there exist easements for support or utilities) or make changes in any of the Common Elements without the express written approval of the Association, including without limitation exterior painting or the erection of antennas, lights, aerials, awnings, doors, shutters, newspaper holders, mailboxes, basketball backboards or other exterior attachments or modifications. ...*

Note: A modification request is not needed when repainting or refinishing your deck if you are using the approved colors.

Modification Requests can be sent to Herriman through their website or by calling them at 734.459.5440.

Stay safe Turnberry. Wave to your neighbor. :)

KNOW YOUR BYLAWS

All co-owners should be familiar with the Turnberry Village bylaws. The board recognizes this is not always top-of-mind, so here are some relevant excerpts relating to this newsletter:



- **Article VI, Section 5. Pets** ... No animal may be permitted to run loose at any time upon the Common Elements and any animal shall at all times be leashed and attended by some responsible person while on the Common Elements ... Each Co-owner shall be responsible for collection and disposition of all fecal matter deposited by any pet maintained by such Co-owner.
- **Article VI, Section 8. Advertising.** No signs or other advertising devices of any kind shall be displayed which are visible from the exterior of a Unit or on the Common Elements, including "For Sale" signs,... only with prior written permission from the Association.
- **Article VI, Section 11. Landscaping.** No Co-owner shall perform any landscaping or plant any trees, shrubs or flowers or place any ornamental materials upon the Common Elements without the prior written approval of the Association.
- **Article VI, Section 12. Common Element Maintenance.** Sidewalks, yards, landscaped areas, driveways, roads and parking areas shall not be obstructed nor shall they be used for purposes other than that for which they are reasonably and obviously intended. No bicycles, vehicles, chairs or other obstructions may be left unattended on or about the Common Elements.

If you would like to read further, you can find a PDF copy of the Master Deed and Bylaws on our website: myturnberry.com