



# Spring Forest HOA Newsletter



**SPRING 2020**



## Stay Well & Healthy

Our office is conducting business as close to normal as possible. We are currently closed to the public to keep the office staff safe, but please reach out to me by phone or email if you have any questions or concerns. Please make sure that you are following all State Orders to stay healthy during this time. A couple of tips and recommendations from the CDC website:

- Clean your hands often
- Avoid Close Contact
- Cover your mouth and nose with a cloth face cover when around others
- Cover coughs and sneezes
- Clean and disinfect

## Cats

Overpopulation of feral cats is becoming a problem on the back side of the complex. Please do not feed stray, wild, or feral animals. It is a Greenville City Ordinance violation to feed a stray animal. While the HOA takes no responsibility for the stray, feral, or wild animals that may happen upon its ungated property, they welcome private residents who may help the situation of their own accord. Some private individuals have trapped, vetted, and released some of the feral cats to colonies. (The TNR process) If anyone has time or funds to do so again, please contact board member Jennifer Eissing who can put you in touch with other private individuals who want to help. (Jennifer Eissing, 252-258-3966, [jennifereissing@gmail.com](mailto:jennifereissing@gmail.com)) Feral cats are known as wild cats and un-socialized with humans. Unless TNR'd, feral cats are not vaccinated or checked for diseases. They can become a community nuisance as well a danger to domestic animals and even humans if diseased. If needed, City of Greenville contacts are: Animal Control 252-902-1725; or Animal Protective Services 252-329-4387. And again, if anyone wants to help of their own accord as a private individual, please contact board member Jennifer Eissing at 252-258-3966 or [jennifereissing@gmail.com](mailto:jennifereissing@gmail.com).

## Board of Directors

Eric Reifschneider  
(2020-2021) President  
Brenda Poole  
(2020-2021)  
Jennifer Eissing  
(2020-2021)  
Adrienne Harrington  
(2020-2021)

## Management

Tonya Jones  
HOA Manager  
[Tonya@russellpm.com](mailto:Tonya@russellpm.com)

Rocky Russell  
Owner  
[Rocky@russellpm.com](mailto:Rocky@russellpm.com)



**RUSSELL**  
PROPERTY MANAGEMENT

106 Regency Blvd, Greenville  
252-329-7368

## Pest Control

Othos 252-227-4005

## Pool

The Spring Forest pool may not open at its traditional scheduled date (Memorial Day, May 25th) due to COVID-19 restrictions including the NC Stay-at-Home order. RPM will ensure that pool maintenance is completed so that the pool can be immediately ready to open whenever NC lifts the relevant COVID-19 restrictions.

## Maintenance

It is important for each owner to maintain their heating and air conditioning units properly to avoid costly repairs. If a leak is reported from a downstairs unit and it is determined that the heating and AC unit from upstairs is the source of the leak, the service call will be billed back to the upstairs owner. If it is noted as negligence (owner was aware of issue but did not fix), the owner will be responsible for repairs of both units. If the leak was not noted as negligence, each unit owner is responsible for their own repairs.

## Wood Rot

Spring Forest Board of Directors plans to resume wood to repairs this year. We are in the process of obtaining bids for the work to be done. If your building was already completed, but you have noticed wood rot, please notify our office immediately so that this may be repaired. Window treatments and doors are homeowner responsibility.

## Vehicles

Please remember that all vehicles must display current tags. The vehicle must not be abandoned or have flat tires. If any of these issues are noted, the vehicle will be tagged to be towed at the owner's expense. Vehicle maintenance is prohibited in Spring Forest.

## Additional

Please remember that any changes to your unit, must obtain Board approval before moving forward by submitting your plans VIA email or in writing. If an item has been changed on the unit without prior approval, a violation notice will be sent, and you will be asked to submit the proper documentation.

## Annual Meeting

Spring Forest Annual meeting will be rescheduled once the State orders have lifted.

## Board Members

Spring Forest currently has open positions on the Board. Please email [Tonya@russellpm.com](mailto:Tonya@russellpm.com) a brief bio if you are interested in joining.

## Pets

Please ensure that pets are always leashed and that residents are picking up behind them. If you see someone that is not following these rules, please notify our office immediately.

