

# THE MAYFAIR MONTHLY

Safe & Secure & Beautiful | Well Informed | Financially Strong

## **\*\*Hurricane Season Preparedness\*\* REMINDER**

Hurricane Season is upon us. Even though we are inland, we can still be impacted by storms. Now is the time to prepare and listed below are some helpful tips in preparing for this year's season:

- a. Establish an evacuation plan in case you need to leave.**
- b. Prepare a Storm Kit to include necessities like batteries, flashlights, tarps, water, shelf stable foods & extra medications for yourself, your family and your pets.**
- c. Double check insurance coverages and secure extra copies of important documents to take on the go.**
- d. Know your plan for your pets. Don't forget them!**
- e. Secure extra batteries for mobile communication devices.**
- f. Heed warnings. Fuel up vehicles.**



## It's HOT out there!

Welcome to the Heat of Summer at The Mayfair! This is the time of year when early mornings and late nights might just be the most comfortable time of the the day to be out and be active. Everything is in full bloom and the community is full of color, yet we could begin to see the lawns stress a bit pending the relief, frequency, and amount of mother nature's healing rains which can pop up and be quite severe at times. If you don't like the weather one moment, just wait. It's about to change again! Our irrigation systems have been a challenged this year. However, however they are up and running due to good maintenance and immediate repairs. We are hopeful with the combination of irrigation and rain, our beautiful community will survive the heat related wear. The HOA Board wishes everyone a wonderful summer so take care out there as the HEAT IS ON! - The HOA Board

## Our Shared Ligustrums

### Important to read

Ligustrum plants, also known as “privets,” tolerate a wide range of conditions and are among the easiest shrubs to grow. We use these shrubs throughout our community. The main use for these at the Mayfair is that they create shared wall-like privacy fencing between units. Regardless of whose property line they may reside on, they are the property of the HOA and are considered a type of common element shared by the membership and should not be cut, sheared, destroyed, or replaced by any other entity other than an HOA approved landscape vendor.

They are trimmed twice per year now and those dates will fluctuate depending on weather and impacts of the weather on their growth.

**“WHEN IN DOUBT -  
GIVE US A SHOUT -  
DON’T GET THE  
CLIPPERS OUT!”**

Send in an online work order if you think your ligustrum or any other HOA plant needs attention of any kind.

Thank you!

## LIVING IN THE MAYFAIR - QUICK REFERENCE

There have been several requests from homeowners regarding how to process their requests. Here are some helpful reminders.

### Maintenance and Repair Issues

If you find your unit needing repair or maintenance, please go to our website (address shown below) and complete and submit a **WORK ORDER REQUEST**. Once you complete the request and send it, it will be funneled into a system that tracks the request, and sends it to Karen Summers, our property manager. Karen will then review the request for validity, will seek any needed approval from the Board, and will dispatch our preferred vendor to your residence to complete the request. Karen will then let you know in advance when the vendor will be on site to complete the request. Sometimes contractors could show up outside of the scheduled time frame provided by Karen.

### Landscape / Irrigation Issues & Concerns

Any issues for Landscape/Irrigation should also be completed via a **WORK ORDER REQUEST**. You will complete these using our online work order request form as you do for maintenance. You will need to state this is a landscape or irrigation issue and provide the details and submit the form.

**General Questions or Concerns email Karen Summers.**

**FSR 24 HOUR EMERGENCY CUSTOMER  
CARE 855-546-9462**

**<https://mayfair.connectresident.com>**

**Property Manager - Karen Summers  
[karen.Summers@fsresidential.com](mailto:karen.Summers@fsresidential.com)**

**Phone: (704)527-2384**

## Help Wanted - HOA Board Member Recruiting Fair

**WHAT: "Meet & Greet & Drink & Eat - HOA Board Volunteer Recruiting Fair"**

**WHEN: Sunday, October 3rd, 4pm - 5:30 pm**

**WHERE: Location TBD closer to date due to ongoing COVID 19 Concerns**

Your HOA Board is looking to bring together current and past HOA Board members and anyone interested in volunteering as future members to meet and greet and eat during a review of what it means to be a board member on our HOA. There are numerous ways to serve! This will be an informative sharing of what is involved in volunteering as a Board Member for our community. It really can be fun! Our community needs folks to step up and volunteer beginning February 2022, as your board will be looking to fill 3 positions. The event will include light food and refreshments , a review of our mission statement, goals, roles, and processes used by the HOA. This will be followed up by a question and answer session with current and past volunteers. Looking forward to seeing you all there!



## Summer General Update - (Reminders on some of this for new homeowners)

**Exterior Paint Phase II Project** - This project is underway but moving slower than expected due to Covid 19 related worker resource issues. We are still progressing with this project. Please note that it will move slower than expected but all homeowners will continue to receive advance notice for their unit's painting and the progress we are making on the project overall.

We completed the buildings on Parish and Shepley, and took a recent break on this due to additional sun and heat related issues impacting the painting. We will start back up on this project in early September with updated information going out this next week to include an updated schedule.

**Hot Water Tank Replacement** - ANOTHER REMINDER - The Board thanks all neighbors who have worked so hard to replace aging hot water tanks. We continue to stress the need for all neighbors to replace them to avoid any potential leaks. Email Karen to let her know when your hot water tank has been changed.

**Community Wide Gutter Cleaning** - We thank all homeowners for your patience as we completed the community wide gutter cleaning work. Please email Karen Summers if you are still experiencing any issues with your gutters. The next gutter cleaning is already scheduled for early Spring 2022 to avoid clogs caused by leaves from Fall and any other debris. Notices for this service will go out in advance.

**Termite Interior Inspections** - Recently we completed our exterior and interior termite inspections. We thank all homeowners for their cooperation with this. We still have several homeowners who need an interior inspection completed. Any homeowner still needing an interior inspection can choose from the following dates to have it completed:

**September 10th or October 8th - Between the morning hours of 9am and Noon**

**Email: [karen.Summers@fsresidential.com](mailto:karen.Summers@fsresidential.com) to get this scheduled.**

**Social Activity Planning** - The social committee is working on our next social which will be planned for the 4th quarter of the year. More details to come on this fun filled event!

**"Wreath Making Workshop"** - Our neighbor, Isabelle Cantin, will be holding a Wreath Making Workshop in her home September 14th at 3:00 pm. Check out all the details for this fun-filled creative time on our bulletin board by the mailboxes.

**Mid Year Financial Status** - At this time, the HOA is on track to hit our budgetary goals set for the 2021 Fiscal Year. Our biggest expenditures continue to be Landscape, Insurance, Repairs/Maintenance and Water. The Board is working on revisiting all service agreements for possible savings and are revisiting ongoing maintenance programs as well for improved efficiencies and cost savings. More to come on this in the Fall as we complete reviews and analysis. We can report we are seeing cost increases for a few of our services due to additional costs our vendors are absorbing as a result of Covid 19.

## Recipe Share - "Dishing it Up" at The Mayfair

Shared by: Francie Longstaff

### Gnocchi with Squash & Sweet Corn

#### YIELD

Serves 2 to 4

#### INGREDIENTS

- 1 (16-ounce) package vacuum-sealed gnocchi (from the dried pasta aisle)
- 4 tablespoons unsalted butter, divided
- 1 small zucchini, very thinly sliced
- 1 small yellow squash, very thinly sliced
- 1 cup sweet yellow corn kernels (from about two ears)
- 2 small cloves garlic, peeled and minced
- Squeeze of lemon
- 2 ounces soft goat cheese
- 1 tablespoon finely chopped flat leaf parsley
- Salt and pepper, to taste

#### INSTRUCTIONS

- Bring a pot of water to a boil. Add gnocchi and cook for 2 minutes. Drain and return to the pot. Toss warm gnocchi with 1 tablespoon butter and set aside.
- Meanwhile, melt remaining 3 tablespoons of butter in a large, flat-sided sauté pan over medium heat. Cook the butter until it begins to bubble and turn light golden brown, about 3 minutes. Be careful not to let it burn. Add the zucchini, squash, corn, and garlic and sauté until warmed through, another 2 - 3 minutes.
- Turn off heat and stir the cooked gnocchi into the vegetables. Add a generous squeeze of lemon juice, and salt and pepper to taste. Transfer to a serving bowl and top with small hunks of goat cheese and a sprinkling of chopped parsley.

## **BBQ Spice Rub - Easy to make & Easy to Store**

**Shared by: Texas BBQ Grillmaster**

**Mix all ingredients together and store in airtight container. Makes 1/2 cup.**

### **Ingredients:**

- **2 tbsp Smoked Paprika**
- **2 tbsp Sea Salt**
- **1 tbsp Garlic Powder**
- **2 tsp Black Pepper**
- **2 tsp Cayenne Pepper**
- **2 tsp Onion Powder**
- **2 tsp Dried Oregano**



### **A Few Summer Recommended Reads**

**Malibu Rising - Taylor Jenkins Reid**

**Girl One - Sara Flannery Murphy**

**The Thousand Crimes of Ming Tsu - Tom Lin**

**Falling - T.J. Newman**

**Damnation Spring - Ash Davidson**