

Community Information

UTILITIES & SERVICES

	Spectrum - (Cable/Internet/Phone) 1-888-406-7063 www.spectrum.com		Dominion Energy – (Gas) 1-877-776-2427 www.dominionenergy.com
	Wake Electric – (Electric) 1-800-474-6300 www.wemc.com		Liberty Waste Solutions – (Trash/Recycling) 919-801-8155 www.libertywastesolutions.com
	The News & Observer – (Newspaper) 919-829-4500 www.newsobserver.com		

HOMEOWNERS ASSOCIATION

Management

PPM, Inc. (Professional Property Management)
 Community Manager: Dawn Roscoe
 11010 Raven Ridge Road, Raleigh, NC 27614
 Phone: 919-848-4911
DRoscoe@ppmral.com
www.ppmral.com

Annual Assessments (Dues)

\$1,500.00/year (dues collected annually)
 Maintains common elements such as entrance features, gates, landscaping, lighting, mail kiosk, etc.

Note: Buyers to pay a \$1,000 Contribution to the Road Maintenance Fund, a one-time \$500 Working Capital Fee, and prorated Annual Assessments at the closing of the Lot or Home.

Any proposed exterior changes or additions to the home or lot, including painting, landscaping, installing a pool, playset, fence, basketball goal, etc. must be reviewed and approved by the Architectural Review Committee through PPM.

GATES

A Gate Opener, assigned Gate Code, or using the Call Box will be required to enter the community. Buyers will be given permanent access to the gates at Home or Lot closing through the following:

1. **2 Gate Openers** for their vehicles. Buyer may request more than 2 if needed.
2. **4 Gate Codes** to use as follows:
 - Code 1 – Immediate Family
 - Code 2 – Other Family/Friends
 - Code 3 – Service Providers (Lawn care, trash pickup, pool maintenance, dry cleaning, etc.)
 - Code 4 – Delivers/Other (UPS, FedEx, Amazon, etc.)
3. **Listing(s) in Call Box.** Homeowners can have their name(s) listed in the Call Box at the gates, which allows them to open the gate for guests & deliveries.

Last Name, First Initial or First Name _____
▪ Cell Phone Number _____

When the Homeowner receives a call from the phone number of the Grand Highland Estates Gates Call Box (984-325-0474), they can push "9" on their phone and the entrance gate will open.

About the Gates:

- Both the entrance and the exit gates have a battery backup and will open and stay open during a power outage.
- The Call Box is equipped with a Siren Operated System. It will detect the "yelp" mode from an emergency vehicle's siren. When the "yelp" is detected, the gate will open.

MAIL DELIVERY

The Federal Post Office mandated Postal Kiosk System is the mail delivery system for Grand Highland Estates. The Mail Kiosk is located inside the entrance to the community on Grand Highland Way. Mailbox keys will be given to buyers at or near the completion of their home. The street address of the home is the mailing address.