

## **Southside Village Guide for Prospective Buyers and New Owners**

Welcome! We're so glad you're considering making Southside Village your home. We are proud of our gated mountainside community and want to help you feel comfortable in this special neighborhood, equipped with knowledge about many aspects of collegial and congenial life here.

Our Southside Village documents were created to ensure all residents understand and support the importance of consistency across our community to help keep us all safe, comfortable and respectful of the rights of others.

The Rules and Regulations were adopted by the Homeowners Association (HOA) Board to implement the general purposes of our Declaration and Bylaws, the legalistic governing documents of our community. They can be found on our website, along with handy guidelines for frequently-asked questions.

Following are some of the more pressing items you will need to know before or soon after moving into our village.

### **Insurance requirements**

Southside Village is a Planned Unit Development (PUD) townhome community; it is NOT A CONDO association. Be certain you get an HO3 homeowners' policy, the proper legal type for townhomes, with full replacement cost coverage. A copy of the insurance policy needs to be sent at closing to Closings@myCMG.com. Additional requirements are set forth in the Insurance Guidelines detailed on our website. Owners are responsible for all exterior and interior portions of the townhome.

### **Gated access**

For safety and security, Southside Village is a gated community. Residents need a remote and/or an access code to enter. Once you close on the purchase of your Southside Village townhome, our Gatekeeper will set you up. For security reasons, do not give your gate code to contractors or other non-residents. The Gatekeeper can issue temporary codes as needed for that. For additional information, see the Gate Information Guide on our website.

### **Moving in/moving out**

Because of our steep, narrow, and winding roads, semis and 18-wheeler trucks are not permitted in Southside Village. Be sure your moving company knows this and agrees to make arrangements to transfer your household goods from their large van outside our gates into a smaller box truck that will shuttle to your townhome. This is a common practice in Asheville, so the moving companies are familiar with this.

### **Utility setup/disconnect**

These are the primary utilities you'll want to set up as a new resident:

Electric: Duke Power at 800.777. 9898 Monday - Friday 7 a.m. to 7 p.m.

Garbage collection: WastePro at 828.684.7790

Gas: Dominion Energy at 877.776.2427

Water/sewer: City of Asheville at 828.251.1122

## **Parking**

Our narrow streets dictate that owners must park their vehicles in the garage and driveway, not on the street. These parking rules are strictly enforced, which can be problematic for new owners during the move-in process and the first couple weeks after move-in day. This can easily be remedied by contacting our Board President at [cmmhoa@outlook.com](mailto:cmmhoa@outlook.com), who can help you with alternative parking arrangements.

## **Pets**

Southside Village is a pet-friendly community with lots of dogs and cats. However, we have a two-pet limit per household for dogs and cats. Be aware that Buncombe County's leash laws require that pets must be leashed outdoors at all times. Neighbors expect strict compliance with this law, so make sure your pets are always leashed when outdoors and that their waste is picked up immediately. Detailed information about all pet requirements can be found in the Pets Guidelines available on our website.

## **Wildlife**

Long before Southside Village existed, this mountain was home to a wide variety of wildlife. For us to coexist peacefully and safely with our feathered and four-legged friends, it is essential that we all exercise due caution, following practical guidelines. Here are a few recommendations for some of those friends.

**Be BearWise:** The majestic black bear makes its home in our woods and mountains. For maximum safety, do follow these common-sense tips from <https://bearwise.org>.

**Birds of many feathers:** Our area is home to a wide variety of birds. Many of our residents enjoy having birdfeeders on their decks and are reminded to remove the feeders when bears are active.

**Snakes:** Be aware there are snakes in these mountains. You'll want to exercise caution.

**Wild turkeys:** Flocks of these gentle birds can be found wandering peaceably around our neighborhood. The birds eat many pesky insects, and a flock of turkeys nearby is considered by some to be an ideal pest control for the yard. You can safely enjoy watching these flocks quietly from a distance.

## **Home Maintenance, Renovations and Repairs**

- SSV HOA is generally responsible for roof and siding repairs and replacement as needed, plus lawn maintenance and common elements.
- Owners are generally responsible for all interior portions of the townhome, as well as porches, decks, windows, driveways, mailboxes, stairways, and privacy walls.
- Residents contribute to a list of service providers with whom they have had good results. This list will be available to you once you join our community.

## **North Carolina Division of Motor Vehicles**

Owners with out-of-state vehicle registration and driver licenses may obtain information about local and state requirements by calling N.C. Division of Motor Vehicles at 919.715.7000 weekdays from 8 a.m. to 5 p.m.

**Hospitals:** Our area is served by three nationally accredited hospitals: AdventHealth, HCA Mission Hospital and Pardee Hospital.

### **AdventHealth**

100 Hospital Drive, Hendersonville

855.774.5433 <https://www.adventhealth.com/hospital/adventhealth-hendersonville>

**HCA Mission Hospital**

509 Biltmore Avenue, Asheville  
828.213.1111 <https://missionhealth.org>

**Pardee Hospital**

800 N Justice Street, Hendersonville  
828.696.1000 [info@pardeehospital.org](mailto:info@pardeehospital.org)

**Our Welcome Committee:** The Southside Village Welcome Committee will be glad to help you feel at home here, answer your questions and make suggestions as to available goods and services.

**So much to see, so much to do:** There are many helpful local resources that can help you get to know Asheville and its surroundings better. Check out those that appeal to you:

- Asheville Area Chamber of Commerce Visitor Center  
<https://www.ashevillechamber.org/live-visit/visit/visitor-center/>
- AVL Today <https://avltoday.6amcity.com/>
- Go Local Asheville (<https://golocalasheville.com/get-your-go-local-card>)
- Romantic Asheville <https://www.romanticasheville.com/>
- Asheville Independent Restaurants <https://airasheville.org/>

March 2022