

Pisgah Forest Farms Property Owners Association, Inc.
P.O. Box 1282 Pisgah Forest, NC 28768

STATEMENT OF POLICY ON DOG COMPLAINTS

The Board of Directors at its May 10, 2017 meeting decided to clearly state and disseminate to all residents and owners the policy that applies to pet dogs. After considerable discussion and a review of the Transylvania County Animal Control Ordinance, the Board decided against superimposing its own rules over those of the County.

What Do the County's Rules Require?

Residents are encouraged to become familiar with the county's animal control policy. It can be reviewed at www.transylvaniacounty.org/animal.

In brief, it states:

- Dogs which are causing problems for other residents ("public nuisances") are subject to enforcement action by County animal control.

Such problems include:

- being off leash when not on owners' properties
- damaging or soiling private property
- exhibiting aggressive or threatening behavior
- chasing or impeding vehicles or pedestrians
- barking excessively and thereby "interrupting the sleep or tranquility" of the neighborhood
- Animals which appear to be lost, stray, not wearing a valid rabies tag, or not under restraint may, upon complaint, be seized and taken to the animal shelter, where the owner has five days to reclaim the animal.

What Is The PFFPOA Complaint Process?

1. The aggrieved neighbor directly contacts the offending dog's owner (or the property owner in the case of renters) on a one to one basis, delineating the offensive behavior of the animal.

If no change is noted after a reasonable time, contact any PFFPOA board member.

2. A board member will contact the responsible party to let them know of the unresolved complaint and ask the dog owner to address the situation. They will be informed of the county animal control ordinance.

In the case of renters, it is the homeowner's responsibility to ensure a tenant's compliance.

3. It is important that residents give this process a chance to work. However, if these efforts fail and a resident continues to have a problem with the same dog, the complaining resident should call animal control (883-3713).

What Will the County Do?

- The County will send an enforcement officer to investigate. If he or she observes a violation, the dog owner will be given written notification and allowed 48 hours to correct the problem.
- If the problem persists and subsequent complaints are filed about the same animal, the county will repeat the above action.

The complainant always has the option of filing a civil lawsuit against the dog owner.

What is the Purpose of this Policy Statement?

To clarify everyone's responsibility with respect to this problem. It provides an avenue for a resident with a complaint about a neighborhood dog to resolve the issue; it gives the dog owner an opportunity to take remedial action in an informal way; and the board is assured that both parties are aware of the problem, along with the options for resolution and the potential consequences of failing to do so.

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