

Homeowners Association News

Brought to you by the Hollands Crossing Homeowners Association

January 2007

The Hollands Crossing Homeowners Association Board of Directors Wishes Everyone A Happy and Prosperous New Year

Hollands Crossing HOA 2007 Annual Assessment Notice & Collection Process

Dear Homeowner:

The Board of Directors, per the Hollands Crossing Homeowners Association (HCHOA) covenants and North Carolina statutes, has voted the annual 2007 Assessment to remain at \$330.00 per lot per homeowner per year.

Please note that beginning in 2007, the quarterly payment plan will be discontinued and the full annual assessment will be due on January 1, 2007 and will be considered late if not received by February 15, 2007.

The assessment ***Collection Process*** starting in 2007 is described below.

1.1 If payment is NOT received by February 15 a late notice will be sent and a late penalty fee of \$20.00 per month, retroactive to the due date, will be incurred for each month past due.

1.2 If payment is not received by March 15, up to two (2) additional delinquency notices will be sent.

1.3 If payment is not received within 90 days of the due date, ***a lien will be placed on the property.*** The homeowner will be liable for the legal fees and costs incurred by the association per our By-Laws. These legal costs are estimated to be up to \$300.00. In addition, any legal fees the homeowner might incur with their own attorney would also be a cost to the homeowner. A property with a lien cannot be sold or refinanced without clearing the title through the payment of liens

1.4 If payment is not received after one (1) year of the due date, ***foreclosure process will be undertaken by the association.***

The payment of assessments when due is an obligation each homeowner assumes when buying their home in Hollands Crossing. The operation of the association is dependent on each homeowner meeting their obligation to ensure Hollands Crossing is the "Peak Association" to reside in within the Town of Apex.

Very truly yours, Hollands Crossing Board of Directors

Note: If you are not the homeowner of record, please call our association management company, Kildaire Management Company - at 919-387-8883 for further instructions.

Beautification Program

The Homeowners Association will pay you to plant a tree in your front lawn thru the “Beautification Program”

The Board of Directors has approved a “*Beautification Program*” to encourage every homeowner to plant a tree in their front lawn. The program will reimburse 50% of the purchase cost (up to \$75.00) per homeowner for the planting of a tree. One time only payments will be made to 30 homeowners per year (33 homeowners in year 11) based on a first-come-first serve receipt of an Architectural Request Form (ARF). After the ARF approval, the homeowner will purchase the tree and send the receipt to Kildaire Management Co, Inc., PMB #112, 3434-135 Kildaire Farm Road, Cary, NC 27511. Kildaire Management Co will inspect the property for completion of planting and issue the reimbursement check.

To assist you in the purchase of a tree, our landscape contractor, Fontaine Landscaping, has submitted the below *Hollands Crossing Price List*. However, you are welcome to use any nursery or source for the purchase.

Fontaine Landscaping, Inc.

1015 Investment Blvd. * Apex, NC 27502 * (919) 380-8286 * Kevin Fontaine

Quality Landscaping. Perfect Service.

Hollands Crossing Price List

Prices are dependent on the plant type and are subject to change. Recommended installation is the fall through early spring. Delivery only trees would not carry a warranty. Our installed plants have a 1-year warranty if properly watered and cared for by the homeowner.

Tree Type	Size	Tree + Delivery	Tree + Delivery + Installation
Bradford Pear	2” caliper	\$145.00	\$215.00
Bradford Pear	2.5” caliper	\$160.00	\$235.00
Oak	10 gallon	\$95.00	\$165.00
Cherry	2” caliper	\$170.00	\$280.00
October Glory Maple	10 gallon	\$95.00	\$165.00
October Glory Maple	2” caliper	\$175.00	\$305.00
Crape Myrtle-multi stem	10 gallon	\$95.00	\$165.00
Crape Myrtle-multi stem	15 gallon	\$125.00	\$195.00

Plants Warranty

New plants installed by Fontaine Landscaping come with a 1-year guarantee if plants are routinely watered by either the customer or Fontaine Landscaping. If during the 1-year period, plants die, we will replace the plants during the current Fall/Winter season or the following. The guarantee is valid only when the plants have been watered routinely. We do not guarantee neglected plants. This is to encourage the customer to water and care for the plants after the installation, and notify us of plant problems as soon as they start to occur. Transplanted plant material cannot be guaranteed. After our installation, any damage done by insects, animals, construction, etc. will void guarantee. All plants are installed with soil conditioners and slow release fertilizer. Some plants may have a limited availability.

The Official Hollands Crossing Website

The **official** Hollands Crossing website is **now online** and providing you with valuable information about our neighborhood. The new website is a great way to stay informed and access resources about your neighborhood. You can visit the website at: www.hollandscrossing.org

Information provided and updated regularly includes:

- Information on your Board of Directors, Board Meeting minutes, and schedule of upcoming meetings
- Social Committees
- Covenants and By-Laws
- Homeowner tips
- Community event calendar and Community newsletters
- Important documents and forms
- Helpful community web links

Coming soon: Community Classifieds and many exciting upgrades!

To make suggestions to the webmaster, send an email to: webmasterhc@gmail.com

HOA Communications

The Board of Directors is committed to providing the best communication tools and methods to ensure each Homeowner understands Board actions and receives responses to questions.

The Communication methods are:

1) Monthly Newsletter titled “Homeowners Association News brought to you by the Hollands Crossing Homeowners Association”. This publication can be received in the US Mail or via e-mail. The articles include Board Meeting Minutes, Homeowner Tips, “Be a Good Neighbor” information, Social Events, Covenant Matters, Association Policies, Financial Reports, etc.

2) Yahoo Group Chat room – Homeowner to Homeowner Website

To learn more about the Hollands Crossing Group, please visit

<http://groups.yahoo.com/group/hollandscrossing>

To start sending messages to members of this group, simply send email to “

hollandscrossing@yahoogroups.com”

3) Hotline to Board of Directors – If you have questions and /or comments to the Board, e-mail to hollandscrossing@gmail.com for a response from a Board Director within 24 hours.

4) Website – The Board has approved the development and operation of an official Hollands Crossing Website. You can access the site at www.hollandscrossing.org.

Kildaire Management Co., Inc – Call Dave Grant at 919-387-8883 for ANYTHING needing attention or answers.

Please use all of the above communication aids to be informed and to provide input to help make the Hollands Crossing Homeowners Association the “Peak Association in Apex”.

Hollands Crossing Social Events

Is Your New Year's Resolution to Read More? Then the Hollands Crossing book Club!

Hollands Crossing Book Club is always open to new members. We are very flexible! Come to all of our meetings, or just a few! Read all our book picks, or just the ones that really appeal to you! We monthly on the 3rd Wednesday of each month at 7:00pm to discuss a book, snack and chat! Each member takes a turn picking a book and hosting a meeting. For more information on book club, please contact Laura by email at ltomczak@nc.rr.com.

Here's our book for the month of January. Many Lives and Secret Sorrows of Josephine B by Sandra Gulland.



Looking for New Social Committee Members!

Would you like to lend a hand in planning neighborhood events? Then you need to join the Hollands Crossing Social Committee! The social committee is responsible for planning homeowner association approved social events from start to finish. We set the dates, make the plans, do the shopping and then make it happen! If you'd like to be involved, please contact Laura by email ltomczak@nc.rr.com.

!!SWIM TEAM !!



Holland's Crossing Swim Team is under way. The team is open to all kids up to the age of 18. Your child must be able to swim at least 25 meters or the long length of the big pool. This is a great opportunity for kids and parents to be involved in a community activity. We will compete within the Tarheel Swimming Association. Many of our surrounding subdivisions also compete with them. The cost per child is \$50. If you sign-up prior to March 15, 2007 you will receive a \$5 discount on the team t-shirt. Goggles and team suits will be available at discounts. You can begin contacting me at cox.wendy@gmail.com