

Homeowners Association News

Brought to you by the Hollands Crossing Homeowners Association

July 2006

Pool Entry System

The Hollands Crossing Homeowners Association Board has elected to replace our pool entry system. After evaluation of the pre-existing electronic system it was determined that the type and installation of that system was inadequate for our budget and needs. We have evaluated several systems with the help and guidance of Kildaire Management, The Apex Police dept., a local locksmith and a team of homeowners. Our evaluation concluded that the new, more cost effective electronic system would be beneficial for our neighborhood.

This new system is currently being implemented and will be installed and working by the end of this season. We apologize for any inconvenience that this change over may have caused our neighbors, however we believe this change to be in the best interest of all our homeowners as the new system will be installed correctly to provide better security and will be more cost effective saving us a significant amount of money annually.

We ask that you bring any old keys you may have either electronic or turn key and place them in the mailbox at the small pool house (corner Bergen & Piney Woods). Your old electronic key will not work, as is, with the new system, however we would like to turn them in for recycling.

This first key is free to homeowners. If your key is lost or stolen, there is a \$ 15.00 fee for replacement. You may purchase extra or replacement keys by contacting Kildaire Management at 919-387-8883.

You will soon receive a packet containing your new card key. It is programmed and ready to go. You will also find a copy of our Pool Rules & Regulations and No Trespassing Policy. We ask that you please take a moment to read these over and discuss them with the rest of your family. Our pool rules are to safeguard all of our homeowners and our pools and to provide an enjoyable environment for all pool users.

If you have any questions regarding this change please feel free to contact Kildaire Management at 919-378-8883 or your Board of Directors at hollandscrossing@gmail.com.

We thank you all for your patients during this change and we look forward to a safer more enjoyable pool environment for our neighborhood.

Thank you,

Your Board of Directors

Pool Professionals Contract Lawsuit

The lawsuit by the Association against Pool Professionals for Breach of Contract for 2004 and 2005 was settled out-of-court in a confidential settlement agreement.

Pool Rules & Regulations

The following pool rules and regulations are distributed for the mutual benefit of the residents and their guests within the Hollands Crossing community. Your cooperation and respect for the rights of others is necessary to insure continued enjoyment of the facilities.

- 1) Only homeowners in good standing (current with dues) are allowed the use of the facilities.
- 2) Pool hours are from 9 a.m. to 8:30 PM.
- 3) Please use the pool at your own risk. No lifeguard is on duty.
- 4) Adult residents must accompany guests (limited to 2) at all times.
- 5) No person under the age of 14 will be allowed in the pool area unless accompanied by an adult (18 years or older) who assumes responsibility for that person.
- 6) All persons must shower before entering the pool.
- 7) Only appropriate swimming attire is allowed in the pool area.
- 8) No animals of any kind are allowed in the pool area.
- 9) No one is allowed to swim alone.
- 10) No glass containers of any kind are allowed in pool area. Should glass be broken, Wake County will close the pool until the pool is drained, cleaned, and all glass removed.
- 11) No food of any kind is allowed in the pool.
- 12) No bicycles, skateboards, roller blades, scooters, are allowed in the pool area.
- 13) No floats or rafts larger than 3 feet are allowed in the pool on weekends.
- 14) No running or horseplay is allowed in the pool area.
- 15) No one with an infectious disease, inflamed eyes, nasal, or ear discharge open wounds or bandages will be allowed in the pool.
- 16) Do not litter. All trash and paper must be put in the trash containers that are provided.
- 17) Residents will be held responsible for the actions of their family and their guests. Any cost of property damage will be charged to the responsible resident.
- 18) The association or management will not be responsible for the loss or damage to any personal property of any kind.
- 19) All children that are NOT potty trained MUST wear Rubber Swim Pants. This is a Wake County rule and any potty accidents will result in the pool being closed for a 24-hour period.
- 20) Smoking is not permitted in the pool area.
- 21) No audible radio, CD, tape, etc. payers are permitted in the pool area.
- 22) No alcohol of any type (can, bottles or plastic) is allowed in the pool or pool area.
- 23) Parking at the pool areas is restricted for residents and their guests for pool usage only. All other will be towed at the owner's expense.
- 24) Pool keys are available at the Kildaire Management Office (4328 Belnap Drive, Apex.) The first key is free. Damaged/Stolen/Lost keys will cost \$15.00.

The pool facilities enhance Hollands Crossing and residents should take responsibility for enforcing these rules. When a resident spots infractions, s/he should point them out to the offender. If this does not help, s/he should report the incident to Kildaire Management (919) 387-8883 or Apex Police (919) 362-8661.

Fines for violation of the Rules are up to \$100.00 per occurrence.

Notice To All Homeowners Regarding Trespassing At The Pools

We have a frequent problem with finding individuals in the pool areas after designated hours. Please be notified that ANYONE caught in the pool areas after the posted closing time, can and will be prosecuted by Apex police and charged with trespassing. Under Law G.S. 14-159.13 per Apex Police, proper signage acts as the only information the police require to prosecute.

Violators WILL be cited, arrested or fined accordingly; there will be no warnings.

This notice serves as warning to all residents.

This policy also, applies to minors found trespassing in the pool areas after the designated times.

This policy is being enforced by Apex Police and is effective for ALL of the pools in the town Apex; this is not just being enforced by our HOA.

To report individuals inside the pool areas after hours of operation, please contact the Apex Police Dept at 919-362-8661 or Kildaire Management Co. 919-387-8883.

June 20, 2006

Sidewalk to Olive Chapel Elementary

Congratulations to Christine Clark for working with the Town of Apex to get approve on the following. At the June 6th Town of Apex meeting we were informed that the sidewalk outside of our neighborhood up to Apex Barbeque road would be completed by next spring! Thanks to ALL of you who signed the petition my kids and I were running around the neighborhood leading up to that meeting. The town's plan is to finish the sidewalks continuous to the elementary school this year.

Hollands Crossing HOA BOD Vacancy Notice October 2006

The HCHOA Board of Directors is seeking candidates to fill two vacancies at the upcoming Annual Meeting on October 14, 2006. All registered owners of deed are eligible. Please submit your resume to kildaire@aol.com by Wednesday September 5, 2006. Candidate interviews will be conducted during September. The Board of Directors will recommend candidates based on the interviews. However, anyone may be on the ballot or nominated from the floor during the Annual Meeting.

Holland's Crossing HOA Board Meeting

April 8, 2006

Location: KMC Office Attendance: Jack Best, Gene Tomczak, Salem Smith-Shupp, Rob Gates, Dave Grant (Kildaire Management), Hope Carmichael (Attorney), Susanne Michaels (Homeowner) Meeting Called to order at 9:35 a.m.

Collection Report/Foreclosure Process, Hope Carmichael

- Reviewed the current collection cases and the foreclosure process.
- **Motion:** Management Company authorized to instruct the attorney to proceed with foreclosure consistent with Step 1.4 of the published assessment collection process. (2nd provided, unanimous)

Homeowner Session

- Susanne Michaels, 507 Piney Woods, submitted architectural request for a fence.

KMC Management Report, Dave Grant

- KMC has received all material from HRW.
- Board members to send email votes for motions, if outside board meeting, to KMC.
- Covenant violations: Largest percentage is boats, trailers, campers, and basketball goals. Reviewed violation letters.
- Homeowner concerns: 1) Timing of the 2007 assessment due date (thinking about moving due date to March 1st). 2) Satellite dishes in front of homes.
- For architectural requests and financial information, contact Patty Grant.

Approval of Minutes

- **Motion:** To approve minutes of 3-11-06 and 3-21-06. (2nd provided, unanimous)

Treasurer Report: January 2006

- Reviewed Balance Sheet.
- Reviewed Income Statement.

Old Business

- Auditor's Report: 1) Unqualified opinion (good) 2) Need to indicate that reserve work comes out of reserve account.
- **Motion:** Fontaine Landscaping Quote dated March 29, 2006, for main entrance irrigation repairs for Zone 6 at \$225 and front entrance controller for \$325 be approved. (2nd provided, unanimous.)
- Small claim against Pool Professionals hearing on April 11, 2006.
- **Motion:** To authorize Jack Best to make a settlement at small claim hearing on behalf of HOA in Pool Professionals case. (2nd provided, unanimous.)
- Pedestrian signage/pavement markings will be installed. Fontaine Landscaping will move 2 trees, so that the signage and markings can be installed.

New Business

- **Motion:** To approve architectural change requests for 507 Piney Woods, 206 Grassy Point, and 207 Grassy Point. (2nd provided, unanimous.)
- **Motion:** To set the 2006 BOD meeting calendar as follows: May 13*, July 15, September 9, and October 14 (annual meeting).

Meeting adjourned at 11:25 a.m.

*May meeting has since been changed to May 20, 2006 at Kildaire Management Co. at 9:30 a.m.

May 20, 2006

Location: KMC Office Attendance: Jack Best, Kerri Arthur, Salem Smith-Shupp, Rob Gates, Dave Grant (KMC), Patty Grant (KMC), Gail Grant (KMC), Richard Headley (Homeowner), Tiffany Marshburn (Homeowner) Meeting Called to order at 9:35 a.m.

Architectural Change Requests

- **Motion:** To approve architectural change request submitted by Richard Headley, 106 Kinship, on May 2, 2006 for a 10x12x11 foot high shed. (2nd provided, unanimous)
- **Motion:** To approve architectural change request for a patio and arbor at 101 Tobacco Farm. (2nd provided, unanimous)

Homeowner Session

- Tiffany Marshburn presented a detailed proposal to change the school bus stops.
- **Motion:** That the proposal for school bus stop changes be submitted to Wake County Public School System. (2nd provided, unanimous)
- Tiffany Marshburn Comments
 - Reported a problem with pool on Friday night, May 19. Received a response from KMC within 2 minutes. The pool company was at the pool Friday night and again on Saturday morning.
 - Concerned about the pool lock system and requested a reevaluation of the situation.

KMC Management Report, Dave Grant

- Reviewed income statement and balance sheet.
- Reviewed the process of dealing with delinquent accounts.
- Discussed the Apex town ordinances regarding maintenance of sidewalks and curbs, and the placement of basketball goals.
- Reviewed inspection report.

Old Business

- **Motion:** That covenant enforcement fines be levied at the rate of \$10 per day for all violations. (2nd provided, unanimous)
- Small claim against Pool Professionals hearing on April 11, 2006 was a dismissal with no verdict issued by the judge. Therefore, HCHOA filed lawsuit in District Court.
- **Motion:** To go forward with the arbitration hearing, with estimated legal fee of \$325, against Pool Professionals. (2nd provided, unanimous)
- **Motion:** Covenant Enforcement: Portable basketball goals are permitted on driveways only and at a minimum of 15 feet from the curb. (2nd provided, unanimous)
- **Motion:** Amend expenditure limit for Kildaire Management Co, Inc., to increase from \$100 to \$500. Anything above \$500 requires BOD approval. (2nd provided, unanimous)

New Business

- Kerri Arthur presented a proposal for the creation of a website for Hollands Crossing.
- **Motion:** Hollands Crossing website proposal be approved as amended. (2nd provided, unanimous.)
- **Motion:** To accept the proposal from Walker, Norton, and Welsh LLP dated May 5, 2006 for preparing financial statement audits and tax returns for 2006, 2007, and 2008 in the amount of \$1500.00 and \$225.00 per year, respectively. (2nd provided, unanimous)

Meeting adjourned at 12:15 p.m.

Next Meeting, July 15, 2006 at Kildaire Management at 9:30 a.m.

Approval of Minutes

Motion: To approve minutes of 4-8-2006. (Unanimous email vote)

Hollands Crossing Book Club

The Hollands Crossing Book Club meets on a monthly basis to discuss a monthly read and to socialize. Meetings are held the third Wednesday of each month at 7:00pm. Book club members take turns hosting meetings throughout the year.

New members are always welcome! Join in the fun! Book Club is very flexible! Choose to attend as many or as few meetings as you would like! Maybe you've already read one of the book selections and would like to discuss it with the group. Upcoming meeting and books are as follows:

July, 19th – The Preacher's Daughter by Beverly Lewis

For location, please email Ginnie at vdansey@nc.rr.com

August 16th – The Devil Wears Prada by Lauren Weisberger

For location, please email Laura at ltomczak@nc.rr.com

Hollands Crossing Mom's Group

Attention all mothers of young children! If you'd like to get out of the house and socialize with other neighborhood moms, please join us!

Mom's Walking Group

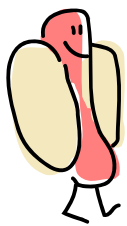
On rain-free days, meets at 9:00am on Tuesdays and Thursdays on the corner of Kinship and Piney Woods. For more information, please email Laura at ltomczak@nc.rr.com.

Children's Playgroup

Meets at 9:00am on Fridays. Please email Katie at bradandkatie@nc.rr.com for location.

(Please note: Children in playgroup are age 2 and under. If you are interested in meeting with a playgroup for your toddler or older child, please contact Laura at ltomczak@nc.rr.com and she can put interested moms in touch with each other. When emailing, please include the age of the child/children.)

Hollands Crossing Summer Send Off Hot Dog Cook-Out



For the second year, the Hollands Crossing social committee is organizing the end of summer hot dog cookout for all the residents of Hollands Crossing. Please mark your calendars! This year's bash will be held on **Sunday, August 27th at 5:00pm** at the small pool. In case of rain, the cook out will be held the following Sunday, September 3rd.

Hot dogs, sodas, utensils and condiments will be provided. Those attending are asked to bring a dish to share with their neighbors. Bring a chair or blanket too!

Please note, no alcohol is permitted at this event.

Also, we are in need of volunteers to donate the use of extra tables, chairs, and canopies. If you can help, please contact Laura at ltomczak@nc.rr.com or Kathryn at kathryn.allen1@yahoo.com. Extra grills or the use of a tailgate would also be helpful.

Please plan to attend! This is a great way to end the summer and an excellent way to get out and meet your neighbors!

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@yahogroups.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. This site will be available this summer. When details are available, communication notices will be sent using the above methods.

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”.

Beautification Program

The Board of Directors have 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 basis.

The steps to secure a rebate are:

1. Submit an Architectural Request Form (ARF) from the Architectural Standards & Control Specifications document dated August 1997 to Kildaire Management Co, Inc., PMB #112, 3434-135 Kildaire Farm Road, Cary, NC 27511.

2. After the homeowners receipt of the ARF approval from Kildaire Management Co., the homeowner may purchase the tree and send the receipt to Kildaire Management Co. for processing.

3. Kildaire Management Co. will inspect the property for completion of the tree planting per the approved ARF and issue the reimbursement check.

If any additional information is required, please e-mail Mr. Dave Grant at kildaire@aol.com or call 919-387-8883.

You can get the form online at <http://groups.yahoo.com/group/hollandscrossing> or contact one of the Board Members.