

Homeowners Association News

Brought to you by the Hollands Crossing Homeowners Association

March 2007

Treasurer's Report

2006 proved to be a strong financial year for the Hollands Crossing Homeowner's Association (HCHOA). The year ended with a sound cash balance, positive net income and a positive trend in homeowners' assessment collections.

The cash balance of our bank accounts and short term investments at the end of 2006 totaled \$62,657.30. Please note, \$17,564.52 of the cash balance is attributed to 2007 assessments paid in advance.

Net income for 2006 totaled \$31,178.96. Please note, \$17,564.52 is related to 2007 assessments paid in advance. Therefore, our true fiscal performance in 2006 generated net income of \$13,614.44. I like to think of 2006 as a "bounce back" year from a challenged 2005. In 2005 the HCHOA Board of Directors (BOD) was faced with several large repairs that needed addressed including the large soil erosion problems at the community pools. In 2006 we were able to get back into a positive income position after coming off a loss in 2005. The positive net income in 2006 can be attributed to the \$30.00 increase in homeowner's assessments along with some operational savings and a decrease in management company fees as a result of opening our contract to competitive bids. In 2006, \$5,117.00 was placed in reserve and the remaining net income of \$13,614.44 will be placed in reserve in early 2007.

A very positive trend developed in 2006 regarding delinquent assessments. The delinquencies were tracked from November 2005 and throughout 2006. Other than normal increases in months when assessments came due, the delinquency balance decreased consistently throughout the year. December was the most impressive month with a delinquency balance under \$3,000. The positive trend is attributed improved collection efforts, enhanced communication and increased homeowner fiscal responsibility.

The balanced 2007 income statement budget was approved by the BOD in the third quarter of 2006. The budget is fair and attainable with continued fiscal responsibility and control by the BOD. There was no assessment increase in 2007 and the plan is to add an additional \$5,000 into reserves. Please look for the 2007 budget in the near future on the HCHOA website, <http://www.hollandscrossing.org/>.

Thank you for a successful 2006 and a promising outlook in 2007.

Gene Tomczak, Treasurer

Hollands Crossing HOA Board Meeting

Correction to the February Newsletter for the October 14, 2006 Minutes under Business Items (6) Shed request for 105 Woolard Way was approved.

Housing Development



Hollands Crossing is welcoming new neighbors of 15 custom built homes on the 6 acres of land between Apex Barbeque Road and Grassy Point Road (East to West) and Kinship Lane and South of the Large Pool (South to North).

These homes will be adjacent to 19 homes in Hollands Crossing on Kinship Lane and Grassy Point Road. Plans have been submitted and construction is planned for 2007.

The Land Development Engineering Construction Management Land Planning firm of Jones, Cnossen & Dolle Engineering, PLLC held an information meeting about the Project on Monday, February 26, 2007 at the Apex Community Center.

For more information, contact the Town of Apex or visit their website at www.apexnc.org.

Home Improvement Savings

Building Permit Waiver

From April 2, 2007 to June 29, 2007

The Town of Apex has decided to help residents to save a few bucks while making home improvements. The town council voted to waive all permit fees from April 2 to June 29, 2007 for Apex residents making renovations, etc. to their property.

If you are planning a project, the Board of Directors suggests taking advantage of this permit waiver and do your work during the time periods.

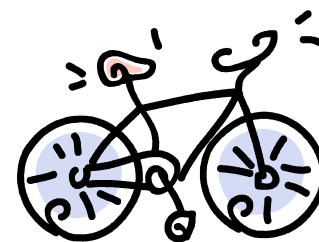
The process and Forms for submitting an Architectural Change Request can be found on the Hollands Crossing website at www.hollandscrossing.org or contacting Kildaire Management Co. at 919-387-8883 to get your process started before you get your permit.



WHEELS FOR KIDS

A volunteer group associated with the Cary Police Department works on rebuilding bicycles and getting them in shape to give to kids whose parents can't afford them. If you have any size bicycle that they can use (no matter what the condition), **contact Al Slonim at 362-9986** to arrange to have them picked up. Thanks.

Al Slonim, CAP volunteer (Citizens Assisting Police)





Hollands Crossing Homeowners Tip LAWN CARE

Growing grass in North Carolina is a challenge. The suggestions in this Homeowners Tip are a compilation of experience and information from homeowners, landscapers and manufacturers of lawn care products. It is meant as a guideline and not a guarantee of success. However, if followed, the results are generally very satisfactory.

Realtors will tell you.....landscaping and outside building maintenance are the single most important asset for the initial impression. Its called “curb appeal”!! Time on market and property values is enhanced when curb appeal is high.

The “recipe-for-a-nice-looking fescue lawn follows:

(Note: our lawns average 5000 sq. ft. for calculating your fertilizer, seed, etc. purchases – lawns need 1 inch/week of water during summer months). Costs are estimated and will vary based on sales, etc.

JANUARY	Month of rest	
FEBRUARY	1) Lawn Fertilizer 30-3-3 2) Tree & Shrub Fertilizer	\$5-\$10 \$10
MARCH	Crab Grass Emergent/Prevention	\$15
APRIL	Weed & Feed Fertilizer 29-3-3	\$5 - \$10
MAY	Pellitized Lime 4-40 Lb. Bags	\$12
JUNE	Grub & Insect Control (If not used, roots are destroyed)	\$12 - \$18
JULY	Month of rest	
AUGUST	Pellitized Lime 4-40 Lb. Bags	\$12
SEPTEMBER	1) Aerate (suggest hiring out) 2) Plant Grass Seed-every year!	\$75 \$30 - \$50
OCTOBER	1) Starter Fertilizer 2) Tree & Shrub Fertilizer	\$5 - \$10 \$10
NOVEMBER	Winter Fertilizer 24-3-12	\$5 - \$10
DECEMBER	Rake Leaves	

DO-IT-YOURSELF ESTIMATED COST \$196 - \$242
CONTRACT SERVICE ESTIMATED COST \$345 - \$365



Hollands Crossing Social Events

Upcoming Book Club Reads



New bookworms always welcome! Email Laura, ltomczak@nc.rr.com, for more info. Here's our picks and meeting dates. March 21, 7:00pm – The Glass Castle by Jeanette Walls

In Your Mailbox Soon...

Watch your mail for a flyer listing all of the Hollands Crossing neighborhood social events! The social committee is working on a flyer with planned events and dates for the entire year. When you get your flyer, stick it on your fridge or your bulletin board and you'll never miss an event!



Hollands Crossing Holiday Party?

At the request of several homeowners, the Hollands Crossing Social Committee is exploring the possibility of organizing a holiday party for December 2007. This party would be hosted indoors, possibly at the Apex Community Center, and would feature music, refreshments, crafts and socializing.

As you can imagine, this new event would take much planning and lots and lots of teamwork! Therefore, we feel it would be best to organize a holiday planning committee to help organize this event. If you are interested in volunteering, please email Laura, ltomczak@nc.rr.com, or Kathryn, kateallen44@hotmail.com, and let us know. If we can't get a committee together by April, we'll scrap the idea and, perhaps, propose it again next year.

Thanks! And we'll keep you posted!

!!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