

Homeowners Association News

Brought to you by the Hollands Crossing Homeowners Association

November 2006

Thank You! Thank You! Thank You!

We're so happy to report that on Saturday, September 23, 2006 we were able to present fire victims Karen Gould and Keith Dixon with over \$5,000 donated by Hollands Crossing residents. These generous donations include over \$500 raised by some special Hollands Crossing kids, who went to work selling lemonade and cookies especially for this cause. These young philanthropists are Amanda, Cheyenne, & Jacob Johnston, Ashley & Justine Cox, Nick Campoli, Jessica Lowmaster, Amelia Demoss, Ali Lewis, Lizzie Reynolds and Caliley Clark.

We were also able to secure many gift certificates from local businesses for the couple. Generous Apex businesses who donated gift cards or special discounts include, Lowes Home Improvement, Linens and Things, Target, Lowes Foods, and Harris Teeter.

Thank you to everyone who opened their hearts and wallets! And special thanks to the following volunteers who pounded the pavement and blanketed the neighborhood with letters of appeal: Sue Horton, Mary Beth Horton, Stacey Mullen, Courtney Cabe, Scott Cabe, Brandon Pevette and Ginger Gorrell. Thanks also to Russ Copersito who made a special trip into the office just to copy letters so we could get them out ASAP.

We, along with the rest of the neighborhood, are so grateful that Karen and Keith were unharmed in the fire. And we look forward to them rebuilding their home so we can once again call them "neighbor".

Sincerely,

Laura Tomczak & Kerri Arthur

Also here is a link to an article in the N&O about our neighborhoods generosity:

<http://www.newsobserver.com/1074/story/496885.html>

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

Hollands Crossing HOA Board Meetings

July 15, 2006

Location: KMC Office Attendance: Jack Best, Salem Smith-Shupp, Rob Gates, Dave, Patty & Gail Grant (KMC) Meeting Called to order at 9:30 a.m.

The Holland's Crossing HOA would like to recognize Kildaire Management for their outstanding service.

Homeowner Session

- Wendy Cox presented a detailed proposal to start a swim team. Kerri Arthur will study the proposal and make a recommendation.
- Discussion involving boats and unauthorized structures on properties.
- Mark Vaughn updated the board on the progress of the pool entry system. Data entry will be needed. Robert Marshburn donating a laptop and looking for an electrician.
- Extension requested before daily fine levied.
- **Motion:** Rule that 119 Saddle River extension of 30 days before daily fine will begin. (2nd provided, unanimous)

KMC Management Report, Dave Grant

- Delinquency actions.
- Discussed pool violations. A pool attendant will be hired for Saturday, July 22 at the large pool.
- Holland's Crossing needs to update the architectural standards. Requested a copy of a handbook from a comparable subdivision.
- **Motion:** To assess a \$100 fine for beginning construction prior to receiving written approval for an architectural change. (2nd provided, unanimous)

Old Business

- **Motion:** To approve the May 30, 2006 and June 20, 2006 minutes. (2nd provided, unanimous)
- Lawsuit against Pool Professionals was settled out of court in a confidential agreement.

New Business

- **Motion:** To approve 4 architectural change requests for the following addresses: 303 Bergen, 201 Quisiana, and 401 Piney Woods, pending Rob Gates inspection and approval. (2nd provided, unanimous)
- **Motion:** To adopt pool rules and regulations dated July 15, 2006. (2nd provided, unanimous)
- **Motion:** To extend the large pool closing date from September 5 to September 11, 2006, weather permitting. (2nd provided, unanimous)
- **Motion:** To award community service awards to homeowners performing exceptional volunteer work for the association. (2nd provided, unanimous)
- **Motion:** To hire a temporary pool attendant for monitoring large pool weekend activity. (2nd provided, unanimous)

Meeting adjourned at 12:15 p.m.

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

September 9, 2006

Location: KMC Office Attendance: Jack Best, Kerri Arthur, Gene Tomczak, Dave and Gail Grant (KMC) Board Members not in attendance: Salem Shupp and Rob Gates. Jack Best, President of BOD, called the meeting to order at 9:30 a.m.

There were no homeowners in attendance.

The minutes of July 15, 2006 were approved as circulated.

Financial Report:

The income statement and balance sheet are attached to the official copy of the minutes, as is the focus report from the Treasurer. The Treasurer also presented the proposed budget for 2007, which is attached to the official copy of the minutes.

The Kildaire Management Company Report presented by David Grant is attached to the official copy of the minutes. **1)** Delinquency actions **2)** Assignment of Declarant's rights has been recorded. **3)** Lawsuit information **4)** Inspection Reports **5)** Pool security system, lighting and pool covers

ARC Requests:

1) 501 Kinship Lane Addition to cover dog fence – Denied **2)** 103 Grassy Point Fence – Approved

Business Items:

1) The budget as presented was unanimously approved with the addition of \$2000 for the pool doors. **2)** A motion was approved to give \$100 service awards to three homeowners for their exceptional volunteer work to the community: Hali Spencer for locking the pool all summer, Tim Arthur for doing the web site and Robert Marshburn for installing the pool security system. Gail will send thank-you letters with the checks. **3)** Motion unanimously approved to put \$34233.07 into a CD for one year. **4)** Motion approved that the 2007 annual assessment is due on January 1, 2007 but will not be considered late until after February 15, 2007. **5)** Motion approved to use the new ARC form submitted by KMC and attached to the official copy of the minutes. These will be available at the annual meeting. **6)** The following repairs were approved: Caulk and replace tiles at the pool at a cost of \$2100 plus the cost of the tiles. Dave Grant was authorized to sign for the above.

Action Items:

KMC will contact the following:

1) Robert Marshburn for 24 hour access to the pool for American Pool, KMC and the Board of Directors. **2)** Arrange a meeting with the new employee of KMC, Becky, who is doing the inspection work for Hollands Crossing. **3)** Check Gothic door at 102 Piney Woods. **4)** Send the 4th quarter assessment notice with the annual meeting notice and a reminder from Gail about lawns and mailboxes. **5)** Check with the Town of Apex about parking on the street **6)** Check with Apex Steel about an addition to the top of the pool fences to make climbing over difficult.

Annual Meeting Agenda:

1) Approve 2005 annual meeting minutes **2)** President's report **3)** Budget presentation **4)** Election to fill the seats now held by Kerri Arthur and Salem Shupp **5)** Homeowner concerns. KMC will handle the registration and election. They will prepare paper ballots. At this time Kerri Arthur and Chris Shupp have agreed to be placed in nomination. **Meeting adjourned at 12:45 p.m. Next Meeting - Annual Meeting on 10/14/06 at 10 am at the CC Jones Building in Apex**

**Holland's Crossing HOA Annual Meeting
November 1, 2005**

Location: CC Jones Building Apex Attendance: Otto Dykstra, Rob Gates, Brad Klingemann, Gene Tomczak, John Lawton (HRW) **Meeting Called to Order: 7:06 PM**

Establishment of Quorum:

33 Required per by-laws

77 in attendance & proxies

Quorum established

Introductions:

Existing Board Members Introductions & Comments

Guest Introductions: John Lawton (HRW), Henry Jones (representative for Hope Carmichael – attorney)

Elections:

Candidate Jack Best Introduction

Motion to nominate Jack Best made by Jack Best

2nd provided by Chris Schupp

No other nominations

Motion for Nominations to be closed & Jack elected by acclamation → Chris Schupp

2nd provided by Russ Copersito

Vote: Unanimous in approval

Requests of In-coming board from Homeowners:

Provide financials to homeowners

Improve communication → Website

Meeting Adjourned: 8:08 (Motion Russ Copersito, 2nd Chris Schupp, Unanimous)

Hollands Crossing 2007 BOD

At the Annual Meeting on October 14, 2006, the homeowners elected Cris Shupp and Kerri Arthur to 3 year terms. The Board of Directors elected the 2006-2007 Officers of the Board as follows:

- Kerri Arthur, President - term expires 2009
- Rob Gates, Vice President - term expires 2007
- Cris Shupp, Secretary - term expires 2009
- Gene Tomczak, Treasurer - term expires 2007
- Jack Best - term expires 2008

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. 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"

Homeowners Tips

Code Red Emergency Reverse 911 Notification System

Here is a link through the Town of Apex website to the new Code RED emergency notification system. This system is designed to call 50,000 phone numbers in an hour with a recorded emergency notice from the town. BUT, you must sign up for it. Some long time residents MAY already be in the system.

There was a test of the system October. About 13,000 numbers were called, residences and cell phones. That's less than half of Apex! It had a 76% success rate. Another test is scheduled soon. Please go to the site and sign up. You can put in home, business and cell numbers. If you didn't get a recorded message on you home machine or the call, then you are not in the system. The area code shows as 999 on caller ID. It does show as Apex Code RED, you might think it's a telemarketer. According to the town and this was discussed at last night's town council meeting, the display name cannot be changed.

You must go to this website and enter your information to be "in the system":
http://www.apexnc.org/around_apex/codeRED.cfm There is also information on how the system works. This is an improvement on the reverse 911 system that was used on October 5th.

Fire Prevention

At the HCHOA Annual Meeting on October 14, 2006, the Apex Fire Department and Wake County Fire Department had representatives to help educate Hollands Crossing homeowners in ways to support Fire Prevention in their homes. We were all brutally made aware of the destruction caused by home fires when Keith Dixon and Karen Gould's house burned to the ground on September 21, 2006. This has caused everyone to remember the safety precautions necessary to keep our homes safe from fires. The notable reminders from the Fire Department representatives included:

- Attic Smoke Detectors (many fires start in the attic caused by lightning)
- Fire Extinguishers: check gauge for full, expiration date and shake extinguisher at least once per year to mix contents
- Gas Cans: store away from flames (note: most garages in Hollands Crossing have gas heaters with pilot light flames)
- CO 2 Detectors: detect carbon monoxide poisonous gas

- Escape Plans: have one AND teach CHILDREN!
- Escape Ladders: If you have a two story home, a fold up escape ladder can provide an escape to the ground from a window
- Important Documents: Store in fireproof safe. Also, make a copy for a trusted family member and/or an attorney.
- Clothes Dryer Vent Pipes: Clean to outside of home at least once per year.
- CALL 911 in all cases (small or large)

By taking measures now, your safety will be better should a fire start in your home.

Hollands Crossing Social Events

Hollands Crossing Book Club



New members are always welcome to attend Hollands Crossing Book Club meeting. Check out these upcoming reads!

November 15th - Letter From Home by Carolyn Hart

For location, please email Mary Beth at marywheels@aol.com

Annual Holiday Gift Drive

For the third year in a row Hollands Crossing will be collecting gifts for Interact, a local non-profit assisting abused women and their children.

Santa will be accepting new, unwrapped gifts for either moms or kids at the small pool on Saturday, December 2nd from 11:00am-1:00pm. Thank you for your generosity!



Sing a Song!



Get into the holiday spirit by joining us for Holiday Caroling! We'll meet on Monday, December 11th at 6:30pm at the small pool. Together we'll roam the neighborhood signing merry holiday carols to our neighbors along the way. Please bring flashlights and musical instruments! We'll provide song sheets and hot chocolate! Be sure to dress warm! We'll still go if there's snow, but if there's rain we'll meet on Tuesday, December 12th instead.

Care to be serenaded? Make sure you leave your house lights on and maybe we'll knock on your door with a song just for you!

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 details are numerous and I have packets I will hand out to the parents along with release forms. In light of that, I would like to have an informative meeting to explain all the ins and outs and answer all the questions you may have. I will also be looking for volunteers for the meets. Sign-up will begin at the meeting. 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. I am tentatively setting meetings for Saturday, November 4th and Saturday, November 11th @ 2pm. I am hoping to have it at the pool depending on permission and weather. You can begin contacting me at cox.wendy@gmail.com

