



Stamey's Walk Newsletter

Stamey's Walk HOA
PO Box 371
Willow Spring, NC 27592

- **Next HOA Meeting**
Feb 26th 7:30 PM
at Church Hall

February 1st, 2009

Were on the Web !
WWW.Stameyswalk.com

New Officers

New HOA Officers were selected on December 9th.

The 2009 Officers and Contact Information is listed below :

Name	Office	Term Ends	Phone
<u>Kevin Walls</u> 8209 Plum Bush Ct kevin@marwall.com	President	2009	341-8488
<u>Dan Dolphin</u> 7704 Eagle Chase Dr ddolphin@nc.rr.com	Vice President	2010	use email
<u>Lea Ottley</u> 7716 Eagle Chase Dr ottleywl@msn.com	Treasurer	2009	639-6986
<u>Alan Anderson</u> 7601 Eagle Chase Dr 6068anderson@msn.com	Secretary	2010	285-3277
<u>Marvin Cody</u> 8101 Claybrook Ct	General Member	2010	762-9867

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Community Watch



The Association is sponsoring participation in the North Carolina Community Watch Program. An officer from the County has been invited to a future meeting by Dan Dolphin our Community Watch Captain.

Neighborhood Watch is one of the oldest and most effective crime prevention programs in the country, bringing citizens together with law enforcement to deter crime and make communities safer.

Neighborhood Watch counts on citizens to organize themselves and work with law enforcement to keep a trained eye and ear on their communities, while demonstrating their presence at all times of day and night.

Support for the program is dependent on all members of the community. Keeping a watchful eye out for each other's property is the catalyst for the success of the program.

If you see something suspicious, **CALL Wake County Sheriff at (919) 662-2880**



Dear Neighbors,

The newsletter that we issued last year was well received with many of you responding back regarding your opinions and suggestions. We appreciate and consider your thoughts.

We are trying to keep homeowners informed and to gather homeowner viewpoints in order to make the best decisions possible for our community as a whole. We are working to the best of our ability to set the conditions for further acceleration of our property values and to improve the overall appeal of our neighborhood.

In regards to dues, I would like to clarify that the board is reviewing all possibilities, options and scenarios in regards to 2010 dues. The Board has been diligently trying to save money and building up our reserve.

We are making every effort to save our HOA funds and build reserves for must needed items without having to increase dues or propose an assessment. We are in the process of completing a reserve analysis, critical to any HOA, and found that we need to have a reserve after expenses to pay for items in the future so that we don't have an increase in dues or an assessment. We are trying to find ways to do this under our current dues structure.

The Board is comparing our dues amount with those of similar communities' home size and price points and amenities. While it is almost impossible to create an apple to apple comparison due to the amenities, current common area conditions, number of homes in each subdivision, etc., we believe that we are close to being in line with our annual dues amounts.

Message from the President

A recent problem that we are addressing is damage to the Main Entrance monuments. Repairs are being made and it must be noted that if people do damage to our public areas and structures, in the future, the homeowner dues of the guilty parties will be assessed for the repairs of the damage.

In conjunction with our common area efforts, we are going to be surveying individual lots to identify issues. There are several homes that are not following Covenants or ARC guideline rules and regulations. The ARC will be sending letters to each homeowner who is out of compliance (see page 4 ARC article). They will also be doing an assessment of pre-existing and developer approved items so we have a complete record.

Why do we need to be so strict in maintaining adherence?

Currently we have 2 homes on the market. We are hearing from potential buyer's and their agents that we are competing with other subdivisions that are more strictly run. Recent comments from Realtors have been primarily about possible lack of adherence to covenants or vehicles on properties.

Non-compliance is simply not acceptable. Potential buyers have a lot of options in today's market and we, the homeowners, cannot be the reason for lost sales. While we do not have a community pool or other amenities like those of other subdivisions, we have a nice niche in the layout and uniqueness of our neighborhood. We must keep our common areas and yards up to standard in order to not only attract potential buyers but also to preserve the value of our properties.

With that said, I have every confidence that we can pull together and ensure that we continue to move upward and onward. We are still a premier subdivision in southern Wake County and must work hard to stay there. We can do it but it's going to take cooperation, willingness, and a positive, can-do attitude. I look forward to working with each one of you to keep Stamey's Walk the subdivision we all envisioned it to be when we moved in

Sincerely,
Kevin Walls
President

Senior Group Activities being Planned

A Group for our senior citizens, interested in socializing and participating in activities with their peers. Here is a list of activities the Group has discussed,

Brewery Tours
Seniors Golf League

Wine Tours
Walking Group

Zoo Trip
Coffee Clubs

Blood Pressure / Diabetic Clinic Computer Lab & Classes

The group is planning other spring and summer events so if you are a Senior (Over 55) and want to participate, have suggestions, email Marge Walls at wallsma@yahoo.com or call 341-8488.



Newsletter Info and Articles

We welcome your suggestions, recommendations and information – Please contact any Board Member with any needs, and ideas or use web form on the Meeting Information Page of the website or send email to kevin@marwall.com

Sullo's 3rd Annual Christmas Party !



3rd Annual Holiday Neighborhood Gathering ~2008~



HOA MEETING

NEXT General HOA meeting will be on February 26th at the Fellowship Baptist Church Meeting Hall at 7:30 PM.

All homeowners are welcome to attend. During the informational meeting, the HOA board of directors will present a summary of 2009 activities, and the 2009 financial budget for the HOA.

The board will also be available to address any issues, concerns, or comments any homeowners may have regarding the Home Owners Association.

ARC Notes



The ARC currently meets the 1st Thursday of the month (if necessary).

The purpose of the committee is to review applications received for that month and help keep Stamey's Walk a beautiful place to live. Both the guidelines and request form are available on-line under the

Documents and Forms page of the website. The ARC was put into effect in 2007 and will be bringing its records up-to-date over the coming months.

In an on-going effort to keep all properties in compliance with the covenants of Stamey's Walk, they will be addressing each individual lot issue. The ARC is requesting that if you have a pre-existing structure, fence or other modification that was approved by the developer or HOA board, that you fill out a form (form can be obtained from our website, under the Documents and Form Page) and attach it with a written approval that was given for the project. If you have an existing fence or structure etc that has not be approved, you can fill out a form and submit it to the ARC for approval. By the End of Summer, we will be sending out letters to those that have not yet complied.

This process is for the sole purpose of the ARC to complete their files. Any pre-approved changes that have not been competed will have to get an ARC review.



E-Mail – Notifications and Information Distribution

In order to further expand and solve some notification and reduce distribution costs and problems with important neighborhood information the Board is requesting that those that want notification of meetings and issues via e-mail make a request to **kevin@marwall.com** with your email address.

All email addresses will be kept confidential and not shared.



Officers / Contacts

Contact any board member if you have a concern or item of interest.
info@stameyswalk.com

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<u>Kevin Walls</u> 8209 Plum Bush Ct kevin@marwall.com	President	2009	341-8488
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<u>Marvin Cody</u> 8101 Claybrook Ct	General Member	2010	762-9867

Architectural Review Board

Name	Office	Phone
Marvin Cody	HOA Board Liason	762-9867
<u>Sandy Sullo</u> 7724 Eagle Chase sbs969@aol.com	Chairperson	762-8586
<u>Rose Salmon</u> 7708 Eagle Chase msalmon12@nc.rr.com		
<u>John Aldridge</u> 7705 Eagle Chase Jaldridge3@gmail.com		762-9279

Additional Info available on your website at :

<http://www.stameyswalk.com>