



HOA Newsletter

PO Box 371, Willow Spring, NC 27592

JANUARY 2008



Holiday Decorations

We all should give many Thanks to Theresa Robson and Lea Ottley for the hard work and excellent Job on the Wreaths and Holiday Decorations on the Entrance Monuments. **Didn't they look Great!**



New Board Member

The board named Alan Anderson to replace Eric Pullen as Board Member and Secretary. Eric and his family are moving to the "Windy City" of Chicago as Eric has accepted a new job opportunity there. We wish him and his family well and his caring and concerned style will be missed. Alan was appointed to finish out Eric's position on the Board till the election this coming fall 2008.

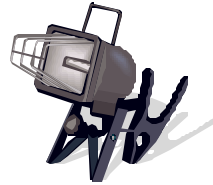


Next Association Meeting

The next general Informational meeting of the Association will be held on **February 21st at 7:30 PM at the Fellowship Baptist Church**. This will be just a general meeting to update members and have fellowship with the residents and association members.

Tentative Agenda:

- General Update
- Financial Status
- Neighborhood Watch
- Senior Group Formation
- Other Topics



Lighting the Entrance

The Board spent some time reviewing options to provide lighting at the entrance sign(s). They have been talking with the Power Company and also suppliers to evaluate the costs and options. A Light has been purchased for the Main Entrance Sign area and will be installing that in the near future.



Shrubs at the Entrance

A decision was made not to replace the shrubs this past fall due to the drought as we felt we would lose the bushes that were moved and also the new bushes would be at risk. We will continue to plan for this in early spring.



Services Directory

Some residents have requested that we publish a directory of services.

- ❖ Do you or your child have a service to offer to your neighbors (Babysitting, cleaning, lawn care etc)?
- ❖ Do you run your own Business? or
- ❖ Do you have information on a Great Supplier of services or repairs?

Let us know by sending your listing or reference to info@stameyswalk.com

So we can begin building up this directory. It will be posted in the NEWS section of the website.



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Neighborhood Watch

The Board has a small team investigating the "Neighborhood Watch" programs and will report back to the community and the board at our Next Association meeting.

Since most crimes happen in isolation, a Neighborhood Watch program helps all in our community act as an extra set of "eyes and ears" when a police presence is not always available.

But a Neighborhood Watch group does more than canvass its community. In most cases, involvement creates opportunity to get to know those living in your geographical area, helping to open the lines of communication with local police and better overall cooperation among residents in crime prevention efforts.

Participating in a Neighborhood Watch builds confidence and encourages residents to take an active interest in one another's properties and livelihoods.



Newsletter Info and Articles

We welcome your suggestions, recommendations, and information – Please contact any Board Member with any needs, and / or ideas.

Use webform on the Meeting Information Page of the website or send email to info@stameyswalk.com



Seniors Group Forming

The idea of having a social event for seniors has been requested and so the board is looking into this.

The core concepts of this type of program are to *encourage a healthy and active lifestyle for seniors by providing programs that encourage continued learning, wellness, health and volunteering, coupled with a host of social activities.*

Are you 55 or older? If you are and interested, please make your suggestions and express that you are interested by email to **Marge Walls** at wallsma@yahoo.com or call her at 341-8488.

Based on response and Interests a meeting will be scheduled to work out next steps.



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 info@stameyswalk.com with your email address.

All email addresses will be kept confidential and not shared.



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Officers / Contacts

Contact any board member if you have a concern or item of interest.

info@stameyswalk.com

HOA BOARD

Name	Office	Phone
Marvin Cody 8101 Claybrook Ct	General Member	762-9867
<u>Kevin Walls</u> 8209 Plum Bush Ct kevin@marwall.com	President	341-8488
<u>Leah Ottley</u> 7716 Eagle Chase Dr ottleywl@msn.com	Treasurer	639-6986
<u>Kevin May</u> 7729 Eagle Chase Dr k_may52@hotmail.com	Vice President	N/A
<u>Alan Anderson</u> 7601 Eagle Chase Dr 6068anderson@msn.com	Secretary	285-3277

Architectural Review Board

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

subdivision itself in order that the enjoyment and investments of each resident may be preserved.

The Board also performs such other duties relating to architectural review services as may require by ordinance or resolution.

The architectural review board will be developing broad architectural design guidelines which developers and individuals will be required to comply with for new construction, rehabilitation and restoration of buildings and structures in the subdivision. The board will be required to review building plans, elevation studies and other required submittals in connection with construction or lot alterations.

The board shall pay special attention to insuring adherence to visual integrity in the building development in residential and commercial zoned areas in the city, and to protection of the city's architectural heritage

Why an Architectural Review Board?

Board was created as required by the Covenants to grant architectural approval where required by in order to promote the orderly and harmonious development within the subdivision and to make every effort to protect the best interest of not only the owner and applicant but the

Please utilize the Review Request form available in the Documents section of the website or contact any Board Member.



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HOA Dues and Collection Policy

The Board of Directors has taken a firm stance on collection of late assessments. This policy is not intended to punish homeowners, but to be fair to all homeowners who pay their assessments on time. If late assessments were allowed to accrue, homeowners who paid on time and in good faith would be forced to subsidize those who do not pay.

The Association as a whole would suffer financially because of the irresponsibility of a few. Either assessments would have to be raised, or reserves would dwindle. No owner may, for any reason, exempt himself from liability for such assessments. The invoiced annual homeowner's Association dues must be paid as indicated and on time.

If, for any reason, you are unable to pay assessments by the due date, please contact the Association in writing. We would prefer to amicably work out a payment plan rather than begin legal proceedings. Any owner who is unable to pay assessments is entitled to make a written request for a payment plan to be considered by the Board of Directors. An owner may also request to meet with the Board in executive session to discuss a payment plan. The Board will consider payment plan requests on a case-by-case basis and is under no obligation to grant payment plan requests.

The Association intends to enforce collection of all amounts due by any and all methods available for enforcement of contractual obligations or liens, including judicial and non-judicial foreclosure of lien and legal action in court against the person or persons responsible for the amounts owed. The Board reserves the right to use any other lawful means which may now or hereafter be available for the collection of amounts due the Association.

Schedule of Actions

Please review the below schedule regarding payment of dues and approximate dates of policy enforcement actions:

- Between December 1st and January 1st an annual HOA dues assessment invoice is sent to each homeowner of the Association.
- **Assessments are due in full on February 1st as indicated on the billing statement.**
 - If you have past due amounts, ALL amounts are due on February 1st.
- On March 1st, a second invoice is sent to those owners who have not paid with additional penalties and retroactive interest from February 1st. Late fees are assessed at \$20/month.
- On May 1st, a Default Notice is sent and charged to the account. Request for Legal action is reviewed by the Board if no payment plan has been established.
- On June 1st, if legal action is approved, the matter is turned over to the Association Lawyer for collection and potential property lien or other action. A Collection by Attorney Notice is sent to the homeowner. Legal expenses are added to the account; a copy of the lien paperwork is sent to the homeowner.

This process is designed to collect the annual assessment, at numerous steps; the homeowner is afforded the opportunity to bring their account into balance. Throughout the process, there is opportunity for exceptions due to unusual or unfortunate circumstances.

Late Charges and Legal Fee Amounts

Please review the below listing of late charges and legal fees that will be applied to delinquent accounts:

- The Association applies a \$20.00 per month Late Payment Assessment to all accounts and assessments past due.
- A charge of \$25.00, in addition to late fees if applicable, will be assessed to any account whose payment has been returned or rejected for any reason.
- If legal action is approved the matter all reasonable legal fees will be added to the account. The following are estimates of the legal fees and are assessed by the Attorney during the legal collection process.
 - Cost to perform a deed / title search is \$50.00
 - Cost to file a property lien is \$195.00.
 - Cost to release a property lien is \$50.00.
 - Cost for each contact with / letter from the Association attorney is \$50.00
 - Cost to file a non-judicial foreclosure will be added to the account.
 - Any additional expenses incurred by the Association during the collection process will be added to the account.

The legal costs above are estimates and may in fact be greater than those stated and are subject to change without notice.