



Stamey's Walk Newsletter

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

- HOA Meeting
Oct 22rd
At Church Hall

Were on the Web !
WWW.Stameyswalk.com

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Vol 3 Number 3

October, 2009

Election Ballot Enclosed !

The 2009 Annual Meeting will be October 22nd at 7:30 PM at the Fellowship Baptist Church Hall.

The main Agenda Items for the meeting will be the Election of Officers and Final Budget Review. See the Ballot on Page 3 inside the Newsletter.

Write-In's will be acceptable but all ballots must be brought to the meeting or mailed to P.O. box before Tuesday Oct 20th.

Votes will be counted at the meeting and the Top 2 candidates will become Board of Director Members for a term of 2 years. Officers will be re-selected after the Election at the Board Meeting in December

The goal of the board of directors is to foster homeowners' pride in the neighborhood and foster a sense of community. In doing so, we hope to maintain/increase our property values. The board is committed to making Stamey's Walk the best subdivision in the county.

ELECTION 2010

i do CARE.

Being on our HOA board is a little like being on a community team. With relatively small dollars in an HOA budget, the board must make wise and conservative decisions. You must be available for evening meetings and regular monthly meetings.

And serving on an HOA board is like being the elected official of a small municipality. The budgets and problems are smaller, but the pressures are quite similar.

Annual Dues



In regards to the annual Dues , the Board will present the budget details and dues recommendation. The board is recommending to keep annual fees the same for the third year at **\$120/year**.

Covenant Review Status



At the request of various homeowners, the ACC and the Board of Directors has been in the process of reviewing the Covenants over the past several months.

We are all aware that there are various sections of the controlling legal documents and inherent problems that need clarity or addressing .

- Clarity and ambiguous wording in restriction or allowable use
- Lack of clear definition on some subjects
- Fractionalized wording on a subject with parts in various sections of the Covenants.
- Unclear County regulations that impact our reviews and approvals
- At times wording makes no sense in light of current conditions
- Variances and Exemptions that were obtained when the subdivision was under Developer control.

At this time, the board has decided not to make any substantial changes and in doing so they have updated and republished the Covenant Guidelines document (on page 2 of the Newsletter and also on the website). They are continuing to work with the NC Dept of State in finding a way to clear up the document without making 'changes of substance' that would require high costs and a full association review and approval.

The guideline document consists of extracted detail from the Protective Covenants, and Site Drawings for ease and convenience of the association and do not, in any way, change, replace or override regulations defined in the convents or sub division plat drawings. The Board of Directors can allow variances to these regulations based on actual site conditions without changing the intent of the regulation.

Adopt-a-Highway Program



The board is in the process of working with Wake County on the program to begin in 2010. Additional volunteers are needed and a signup form will be available at the meeting. If you wish to sign up and cannot make the meeting, please contact Kevin Walls at 341-8488. Rules are available on our website in the Information Section.





Covenant Guidelines

Stamey's Walk Homeowners Association, Inc

The following guidelines are extracted from the Protective Covenants, Site Drawings for ease and convenience of the association and do not, in any way, change, replace or override regulations defined in the covenants or subdivision plat drawings. The Board of Directors can allow variances to these regulations based on actual site conditions without changing the intent of the regulation.

Restricted (not permitted):

- o No Newspaper boxes
- o No Visible Clothes lines on any site
- o Garbage cans, carts, containers must be behind main building
- o Signs other than Real Estate sale sign (one per lot at max of 6 sq ft)
- o All electronic receiving and transmitter equipment (Dish's, Towers, Antennas etc) other than 18inch max Satellite Dish
- o No noxious or offensive activity upon any lot is allowed that would be offensive to the neighborhood
- o No discharge of Firearms of any type
- o Driveways, entrances or exits onto Kennebec Rd are restricted by County DOT regulations

Guidance

Lot Use

- No part of property can be used for business (manufacturing or commercial purposes)
- Lots can only be used for Residential Use
- Lots will be maintained to pavement where applicable
- Lots will be kept free of tall grass, undergrowth, dead trees, trash and rubbish

Parking

- Habitual , non temporary parking of vehicles on street is prohibited
- Travel trailers, boats, boat trailers and all other recreational vehicles must be in garage or screened area behind the main dwelling
- No trailer or vehicle may be used as a residence, temporarily or permanent

Animals

- No livestock, poultry
- No vicious animals or other pets that threatens or is a reasonable threat to anyone
- All pets must be restrained or confined
- Max of 4 Pets - dogs, cats or other household pets
- Animal enclosures must be behind rear of dwelling and 30 feet from side yards

Fences

- Fences - 6 ft maximum height - 5 ft from back and side lot line
- Not forward of rear line of house
- No wire fences
- All fences and hedge lines maintained and aesthetically pleasing
- Hedges and mass plantings when used as a fence must comply with all fence guidelines.

Items requiring Architectural Control Committee Application and Approval

- All improvements to the site prior to erection or installation including but not limited to:
 - o All Swimming pools
 - o Fences hedges and mass plantings used as a fence
 - o Outside house lighting
 - o Screen plantings
 - o All sheds, outbuildings, animal enclosures
 - Behind rear corners of House
 - Maximum size of detached Garage is 600 sq. ft
 - Must follow County building codes
 - Must match the main dwelling in color, material and appearance
- Mail box replacements (Availability Info on web site)

All official documents and forms are available on the Association Website. <http://www.stametyswalk.com>



Official Ballot

Remove this page and VOTE !
Return by Mail or at the Oct 22nd meeting.



If you mail your ballot , it must be received by
Tuesday Oct 20th Mail Pickup @3 PM

You can fold and mail the ballot—Remember to put stamp on Mailing

- Nominations and names listed were established at the General Meeting in July.
- Please check the box or circle the name or write them in the Blank lines below.
- 2 officers will be elected – for 2 Year term each.



You can Vote for MAXIMUM of 2 People including write in's

- Kevin Walls
- Lea Ottley
- Jeff Jones



Write In's

- _____
- _____

Officers will elect Positions (President, Vice President, Treasurer, and Secretary) at their first meeting within 60 days.



2009 Officers / Contacts

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

HOA BOARD

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

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>