



HOA Newsletter

PO Box 371, Willow Spring, NC 27592



This is the first issue of the Newsletter for Stamey's Walk HOA. We will publish as necessary or requested based on news and actions that the board feels need to be conveyed to the members.

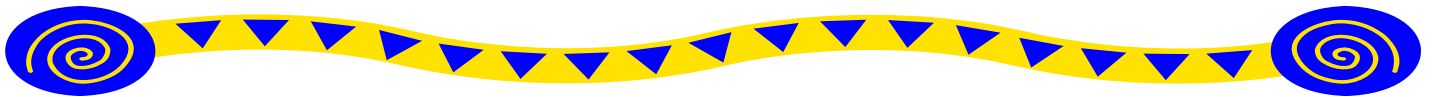
We welcome your suggestions, recommendations, and information – Please contact any Board Member with any needs, and / or ideas.

Do you want a Community directory printed with Phone and e-mail info?

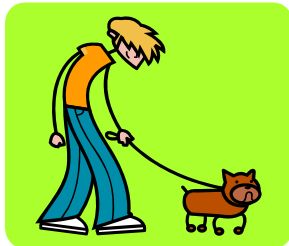
Do you want a directory of Community Services available on Website

(eg - Babysitting, Cleaning services, Landscaping suppliers of services?)

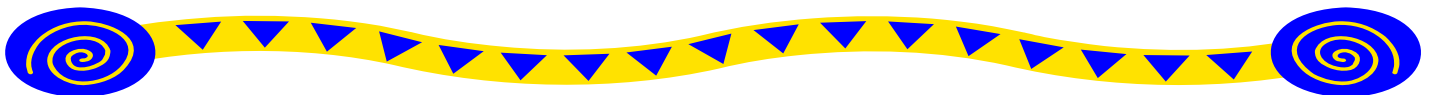
What type, if any Social Items to be run by Association?



Have you seen us??



There have been sightings of several pets running loose.
Please remember to keep yours close to home!!



Officer Elections



On August 5th, 2007 The following Officers were elected form the Board Candidates elected by the Association on July 17th.



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

Marvin Cody	3 Year		8101 CLAYBROOKE CT	762-9867	<i>none</i>
Kevin Walls	2 Year	President	8209 Plum Bush Ct	341-8488	Kevin@Marwall.com
Lea Ottley	1 Year	Treasurer	7716 EAGLE CHASE DR	639-6986	Ottleywl@msn.com
Kevin May	1 Year	Vice President	7729 EAGLE CHASE DR		k_may52@hotmail.com
Eric Pullen	1 Year	Secretary	1705 LITTLE DRAKE AVE	275-3031	Jpullen6@nc.rr.com



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Action Concern List

The board is in the process of establishing a process for handling and taking action on items of community concern or Interest. We will present the overview of that process at the annual meeting to make all aware of how we are doing our best to address all issues and what you should do when you have a concern.

At this time, we have four types of comments:

- (1). **Community concern**
- (2). **Civil issue**
- (3). **Violation of Covenants**
- (4). **Personal Issue**

(1). Community concern – a subject that concerns the resident, and impacts all in the area or neighborhood but is not a civil or Covenants Violation. i.e. Gun Shots, Roaming Dogs, Community Watch etc. This type of item will be reviewed by the Board and see what can be done to improve the situation or issue.

(2). Civil issue – An item that is violation of law. This type of item may be addressed by the board but the resident should make a formal complaint to the appropriate legal authority or police agency if the issue is determined to be civil.

(3). Violation – ex. breaking of a covenant rule.

(4). Personal Issue

This type of item may be an irritant or personal in nature and will not be addressed by the Board.

Process: The Board will handle these items as follows:

The Board will make a decision as to the category and seriousness of the complaint and will review and interrupt the covenants and bylaws. Based on the issue, the Board will make informal contact and discuss the issue. However, on serious or violation issues, a letter will be sent to them for archival purposes as later if the issue continues, we will have need of formal documentation. If the situation continues, a 2nd notice will be sent. If the item still continues, then the board will have to start to consider fines.

At this time the Board has not set up a table of fines but is in the process of reviewing that issue with our legal advisors on how these fines get levied, and placed on the Past Due list of Dues.

The actions from the last general meeting have been assigned to various board member, they will report back to the community as to the status at the meeting.



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NEXT GENERAL MEETING

This newsletter is your official notice of the NEXT General meeting will be at Fellowship Baptist Church on Tuesday October 16th at 7:30 PM. There will be coffee and soft drinks served. The agenda for the meeting will include:

1. Financial Report 2007
 - a. Outstanding Dues
 - b. Costs and Expenses
2. Explanation of 2008 Budget and Dues
3. Review of Dues collection process
4. Various updates on actions from Board
5. Future Plans
6. Open Forum for members

Tentative Proposed 2008 Budget

Income

Annual Homeowners Dues	\$5,760.00
48 Lots, \$120.00 / each	

Expenses

Annual Landscape Maintenance	\$3,600.00
Accounting/Bookkeeping Fees	\$200.00
Annual Tax Return	\$400.00
Insurance	\$610.00
Postage, Stationary, Office Supplies	\$150.00
Legal Fees	\$500.00
Capital Reserve	\$500.00

Total Expenses	\$5,760.00
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Name this Newsletter Contest



We are soliciting suggestions for NAMING THIS NEWSLETTER....

Please bring your suggestion(s) to the meeting on October 16th or send them to PO Box 371, Willow Spring, NC 27592.

We are working on an award for the winning suggestion.

Suggested Name _____

Submitted by: _____



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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.
- **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.



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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.



After discussion on Pressure, Quality Aqua North Carolina met with us to review they have made some minor adjustments in the pump house. Let's see how this progresses and at the same time let us Help Aqua – If there is a flashing red light on the Building at the well site, call customer service.

If you have specific issues at your house contact them directly. If you need to contact customer service please call **877.WTR.AQUA** or **877.987.2782** during normal business hours, (7:30 a.m. - 5:00 p.m. EST Monday through Friday) or send an email to custserv@aquaamerica.com

NEW WEB SITE NEWS



The HOA website is now at WWW.STAMEYSWALK.COM; this is where you can get information, documents contact information, etc. We are currently working on the new design with Bizcom web services (Don Rodgers) to have an easier, more professional site.

The style and view of the new site will be shown at the annual meeting.

**Do you want a Community directory printed with Phone and e-mail info?
Do you want a directory of Community Services available on Website
(eg - Babysitting, Cleaning services, Landscaping suppliers of services?)**



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We want to take this opportunity to give a special Thanks to the Fellowship Baptist Church for there allowing us to use their meeting area for our meetings. Consider visiting their Coffee House – “The Refuge”.



The Refuge Coffee House is a ministry of Fellowship Baptist Church open to anyone who enjoys gourmet coffee, quality live music, and unique ministry opportunities. We are open the first Saturday of every month and the following Sunday morning.

<http://www.refugecoffeehouse.org/>



Fellowship Baptist Church

The ministry of Fellowship Baptist Church has a program **Young Inspirations** for 55 and Older interested in fellowship. They meet at 11:30 on 2nd Saturdays of the Month from September till May. Contact the church at 919-552-1997 for further Information.

Do you have a Business in the neighborhood? Is there an event coming up?

We will be offering Free Ad Space to groups, events, and companies that support or operate within the Subdivision.

This will be on a space available basis.

Thank you to Don Rogers and Bizcom Web Services for support of our New Website



Website Coming Soon!

For more information about Web Site Design, Hosting and Search Engine Optimization services, please contact us at 919.855.8399 or via email at sales@bizcomweb.com.



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Landscaping

Main Entrance Sign Area

Many Thanks to Marvin Cody, Kevin and Marge Walls for trimming the rose bushes at the main entrance sign. The roses from the center area are to be re-located to the other entrance signs in the fall and have low colorful shrubs at the main sign to reduce maintenance.

Storm Damage

On August 21st, when the area had the micro-burst storm, winds exceeded 60 miles per hour and took down a tree on Kennebec in the Associations right of Way. Thanks to Marvin Cody, Bill Ottley, and Ron Drake for cutting down the tree and to Homer Fish for disposing of the debris.

Lets Clean up the Neighborhood

When all of those grass clippings end up in the street, all it takes is a good rain to send them into the ditch. One resident's comment > "It irritates me when I see them blowing the cut grass in the road and not cleaning it up." Ever hit a patch of cut grass in the road on a bike – It can be scary. Please refrain from blowing grass clippings into the street or sweep/blow them back into the grass when done...

So..... Avoid leaving your Grass Clippings in the Street

In addition to being unsightly, grass clippings – especially freshly mowed clippings, may potentially become a traffic hazard. If a driver needs to stop suddenly, the car may slide out of control, if there are grass clippings on the road.

Mulching mowers provide natural nutrients to your lawn

Just like the old, reel-type push mowers, a mulching mower cuts grass into short, fine pieces that fall and settle to the ground. Advantages of a mulching mower include:

- No more hassle of messy grass catchers and trash bags. Saves you time!
- They provide natural, non-toxic, FREE lawn nutrient that reduces the need for fertilizer and water. In some cases, leaving grass clippings on the lawn all summer is the equivalent to one application of fertilizer. Saves you money!



Converting to mulching is easy

- Buy and install a mulching blade or attachment on your existing lawn mower.
- Blades are inexpensive and easy to install.
- Purchase a mulching mower when you're ready for a new mower. Mulching mowers have many of the same features found on bagging lawn mowers. Increased demand for mulching mowers has resulted in many different brands, models and features from which to choose.

Composting—an easy solution to disposal and fertilizer needs

So you don't want to use a mulching lawn mower and your catcher overfills with grass. Do what farmers and gardeners have done for centuries—compost!

Compost is the end product of a biological process that turns fresh leaves, grass clippings, and kitchen scraps into a dark, nutrient-rich and odorless soil conditioner. Through regular use of compost you can drastically reduce or sometimes eliminate the need for chemical fertilizers. It also helps your soil retain moisture which can reduce your water bill. Composting is an easy, simple solution that makes lawn care more convenient and saves you money.

Use a composting container not an Open Pile in the yard!!!!



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Important Contact Numbers



Wake County Sheriff's Office
330 S. Salisbury St.
P.O. Box 550
Raleigh, N.C. 27602

EMERGENCY 9-1-1

Non Emergency Numbers
Police - 856-6900
Fire - 557-2787



Fire Station 3 –
2474 Bud Lipscomb Rd
Fuquay-Varina, NC 27526



Wake County Sheriff's Office - Telephone Numbers

Administration	(919) 856-6900	Records/Pistol Permits	(919) 856-6949
Detention Center	(919) 856-5952	Hammond Road Annex	(919) 662-2800
Investigations	(919) 856-6800	Juvenile Investigations	(919) 856-6840
Drugs & Vice Unit	(919) 856-7200	Judicial Services	(919) 856-6913
Civil/Criminal Papers	(919) 856-6913	Crime Prevention	(919) 662-2880
Patrol Division	(919) 856-6840	Training/Mt Auburn	(919) 662-2828

GOVERNMENT

NC HOUSE DISTRICT 37 Paul Stam (Rep) Phone: 919-733-2962 Email: Pauls@ncleg.net
Legislative Mailing Address: NC House of Representatives, 613 Legislative Office Building
300 N. Salisbury Street, Room 613, Raleigh, NC 27603-5925

NC SENATE DISTRICT 17 Richard Stevens (Rep) Phone: (919) 733-5653 Email: Richards@ncleg.net
Legislative Mailing Address: NC Senate406 Legislative Office Building
300 N. Salisbury Street, Room 406, Raleigh, NC 27603-5925

Federal Contacts

David Price - Raleigh
5400 Trinity Road, Suite 205, Raleigh, NC 27607
Phone: 919.859.5999, Fax: 919.859.5998 <http://price.house.gov/>

Burr, Richard- (R - NC) Class III
217 RUSSELL SENATE OFFICE BUILDING WASHINGTON DC 20510
(202)
) 224-3154

Dole, Elizabeth- (R - NC) Class II
555 DIRKSEN SENATE OFFICE BUILDING WASHINGTON DC 20510
(202) 224-6342

PRECINCT: **PRECINCT 12-04**
CONGRESSIONAL **DISTRICT 04**
NC **HOUSE DISTRICT 37**
NC **SENATE DISTRICT 17**
MUNICIPALITY: **UNINCORPORATED**
NC **SUPERIOR COURT DISTRICT 10B**
NC **JUDICIAL DISTRICT 10**
COUNTY **COMMISSIONER DIST 02**
BOARD OF **EDUCATION DISTRICT 02**
10TH PROSECUTORIAL