

# Homeowners Association News

Brought to you by the Hollands Crossing Homeowners Association

April 2006

## Hollands Crossing Internet Chat Room

(Get connected to your neighbors)

Welcome to the Hollands Crossing Group at Yahoo Groups, a free, easy-to-use email group service. Please take a moment to review this message.

To learn more about the Hollands Crossing Group, please visit

<http://groups.yahoo.com/group/hollandscrossing>

To start sending messages to members of this group, simply send email to

[hollandscrossing@yahogroups.com](mailto:hollandscrossing@yahogroups.com)

If you do not wish to belong to Hollands Crossing, you may unsubscribe by sending an email to

[hollandscrossing-unsubscribe@yahogroups.com](mailto:hollandscrossing-unsubscribe@yahogroups.com)

To see and modify all of your groups, go to <http://groups.yahoo.com/mygroups>

So, **“GET CONNECTED”** and be able to: Post Questions, Post Information, Post Ads, Obtain Hollands Crossing Association News from the Board of Directors and, much more!

## Hollands Crossing Covenant Document Copies

You may obtain Covenant Document copies by mailing a request to:

**Kildaire Management Co., Inc**

**PMB #112**

3434-135 Kildaire Farm Road

Cary, NC 27511

919-387-8883

**Enclose a check in the amount shown below:**

1. Declaration/Restrictive Covenants/By Laws-\$15.00
2. Architectural Standards & Control Specifications-\$10.00

**Make checks payable to Kildaire Management Co., Inc.**

**Allow approx. 10 days for processing.**

**OR**

Log onto the Internet <http://groups.yahoo.com/group/hollandscrossing> select **“FILES”** from left side column for a free download.

# Covenant Enforcement Process

The HCHOA is charged under the Associations governing documents to protect neighborhood property values by ensuring the Covenants are applied uniformly, consistently and fairly. The Associations Covenant Enforcement Process is a multi-stage process to ensure NC Statute compliance and correction of infractions in a timely manner. The stages are as follows:

- I. **DISCOVERY** – This stage is where the violation is “discovered”, and reported to management, usually by one of the following means:
  - a. Report by a neighboring homeowner. This will require verification by management
  - b. Report by a Board member
  - c. Discovery by manager during routine inspections
- II. **NOTIFICATION** – At this stage the violator is notified IN WRITING that he is in violation of the Covenants or Rules or Polices, with specific details and is asked to correct the violation. A timetable (deadline) for correction is given. The timetable will depend on a set of specific categories as detailed below.
- III. **SECOND NOTIFICATION** – At this stage a second letter is sent out because the first deadline was not met. A hearing is scheduled and the violator is encouraged to attend. A detail of consequences is listed (amount of possible fine, and the fine beginning date, loss of privileges, etc.) The hearing will be held by the Board and will be at a time that is mutually agreeable by the Board and violator, as much as possible.
- IV. **HEARING** – The scheduled hearing is held, with or without the violator. At this time the violator may have ample opportunity to present his case as to why he should not be fined or otherwise “punished”. The decision of the Board for such violation will be notified in writing.
- V. **FINES** – If fines are to be applied, they will be billed to the violator’s (homeowner’s) account and he will receive a bill monthly. From then on his account will be treated like any other delinquent account, until paid in full.

## CATEGORIES

**I – MINOR:** non- building issues such as landscaping (lawn, weeds, etc.), junk cars or other parking issues, noise, pet issues (barking dogs, etc). These need a quick turn around and a short time between notifications with a fine per day of \$10-\$25 or up to \$100, if warranted.

**II – MAJOR:** all building issues – painting without approval, houses needing washing or painting, fences, decks, storage sheds or any other structural items. This category of fines is up to \$100 per day for a blatant violation but normally \$25-\$50 for most violations.

### **The Architectural Standards and Control Specifications for Holland’s Crossing states:**

It is the primary responsibility of each homeowner to maintain his property in a way that does not detract from the overall aesthetics of the Community. Following is a sample list of some areas that should be reviewed on a regular basis to insure that your home is in good repair and in compliance with the regulations, for example: A) Shrubbery, Trees and Lawns B) Driveways and Sidewalks C) Decks D) Fences E) Play Equipment F) Roofing G) Wood H) Paint and Stain I) Garbage Can Storage J) Parking (Boats, Trailers, Campers, etc.)

Inspections of properties will begin in April following item I above, Discovery Stage. Any homeowner not in compliance will be notified of the problem per item II –Notification Stage above. Your cooperation and understanding will ensure Hollands Crossing Homeowners Association is the “Peak Association in Apex”.

# Parking Restrictions

## Boats, Trailers, Campers & Motorcycles

The Board of Directors has elected to enforce the Parking Regulation in the Architectural Standards and Control Specifications dated August 1997.

*Effective as of March 11, 2006, parking Boats, Trailers, Campers and Motorcycles on driveway or property is prohibited.*

Homeowners in violation of this parking regulation should immediately remove them. Kildaire Management Co., Inc (KMC) will conduct property inspections during April and May in the Discovery Stage of the Covenant Enforcement Process. Homeowners in violation of this regulation will be notified in writing.

Your cooperation is appreciated to abide by the Covenants of the Association, as well as to beautify the Hollands Crossing neighborhood.

## 2006 Common Area

### Improvement & Maintenance Projects

**The Board of Directors has approved the following “Common Area Improvement and Maintenance Projects” for 2006.**

1. *LANDSCAPING*
  - Front Entrance (Olive Chapel Marquees area)
  - Small Pool
  - Large Pool
2. *POOL PARKING LOTS*
  - Seal asphalt and re-stripe parking spaces
3. *POOL CLUBHOUSES*
  - Power Wash
  - Repairs
  - Paint
4. *BEAUTIFICATION PROGRAM*
  - Rebates to plant trees in front lawns

All of these projects are designed to enhance our neighborhood and property values, as well as to become the “Peak Association” in Apex.

## Hollands Crossing Suggestion Box

The HCHOA Board of Directors is asking for the neighbors to help improve our association to achieve our Mission Statement of being the “Peak Association” in Apex – the town with the “Peak of Good Living”.

Your input and feedback can help to ensure the Board of Directors is doing everything they can to do the best job possible.

If you have a SUGGESTION, please mail it to:  
**Kildaire Management Company, Inc. (KMC)**

**PMB #112**

**3434-135 Kildaire Farm Road**

**Cary, NC 27511**

**919-387-8883**

# Hollands Crossing Events

**Hollands Crossing Mom's Club** Would you like to get out and meet other moms in the neighborhood? The Hollands Crossing Mom's Club meets the first Friday of every month. The next meeting will be held on Friday, April 7<sup>th</sup> at 10:00 a.m. at 103 Buttermilk Way. Bring your calendars and ideas for activities! **Questions?** Call Katie 303-2623, Laura 303-6979, Jessica 363-2764

**Hollands Crossing Book Group** Attention, book lovers The Hollands Crossing Book Group meets the third Wednesday of each month. New members are always welcome. The discussions are informal and fun. The next two meeting will be on April 19 and May 17.

**April 19** – Cowboys Are My Weakness by Pam Houston

For more information: contact Katie at 303-2623

**May 17** – A Million Little Pieces by James Frey

For more information: contact Jessica at 363-2764

**Hollands Crossing 2nd Annual Easter Egg Hunt** (Mark Your Calendars!)

**DATE:** Saturday, April 8, 2006 **TIME:** 12:00PM **WHERE:** Hollands Crossing Small Pool  
Children ages 6 and under are invited to participate! The Egg Hunt will start at noon sharp so please be sure to get there on time! And don't forget to bring a basket or bag for your eggs!  
Pizza and beverages will be served for lunch!

\*\* In case of rain, the Easter Egg Hunt will be postponed until Saturday, April 15 \*\*

**Hollands Crossing Spring Yard Sale** Will be held on Saturday, April 29<sup>th</sup> from 8:00am – noon. The sale will be advertised in the News & Observer. All you need to do is put your goods out for sale! In case of rain, the neighborhood sale will be held the following Saturday, May 6.

## ASSESSMENT COLLECTION PROCESS

*Do you know...If you do not pay your assessed association dues, you will be fined late charges, have a lien placed on your property and finally may lose your home!*

A fellow homeowner wishes to share their story of having their home foreclosed by the Hollands Crossing Homeowners Association and being within 8 hours of being evicted by the Sheriff's Department. In addition, because they did not pay their assessment, it cost them an additional \$2,888.04 to save their home plus paying the past due assessment.

*Do you know...the homeowner is liable for all the administrative, legal and court costs incurred to collect the association dues?*

The Hollands Crossing Board of Directors has the duty and responsibility to establish and collect the assessed association dues per NC Statutes and its Covenants. The Board does not want to foreclose or evict homeowners without due process. But, having conducted due process, the homeowner is responsible to know the law and to pay the association dues when invoiced.

This story is meant to prevent any further actions with grave consequence to homeowners. Please re-read the below Hollands Crossing **Assessment Collection Process** to understand your responsibilities and consequences if association dues are not paid.

The Assessment Collection Process is described below.

1.1 If payment is received within 10 days from due date, the late penalty fee of \$20.00 per month for the first month will be waived. If not, a late notice will be sent and the late penalty fee of \$20.00 per month will be incurred for each month past due.

1.2 If payment is not received within 30 days of the due date, 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 \$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*. Again, the homeowner is liable for all administrative, legal and court costs incurred by the association.

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.

## Homeowners Tip

### LAWN CARE

Growing grass in North Carolina is a challenge. The suggestions in this Homeowners Tip are a compilation of experience and information from homeowners, landscapers and manufacturers of lawn care products. It is meant as a guideline and not a guarantee of success. However, if followed, the results are generally very satisfactory.

Realtors will tell you.....landscaping and outside building maintenance are the single most important asset for the initial impression. Its called “curb appeal”!! Time on market and property values is enhanced when curb appeal is high.

The “recipe-for-a-nice-looking fescue lawn follows:

(Note: our lawns average 5000 sq. ft. for calculating your fertilizer, seed, etc. purchases – lawns need 1 inch/week of water during summer months). Costs are estimated and will vary based on sales, etc.

JANUARY	Month of rest	
FEBRUARY	1) Lawn Fertilizer 30-3-3 2) Tree & Shrub Fertilizer	\$5-\$10 \$10
MARCH	Crab Grass Emergent/Prevention	\$15
APRIL	Weed & Feed Fertilizer 29-3-3	\$5 - \$10
MAY	Pellitized Lime 4-40 Lb. Bags	\$12
JUNE	Grub & Insect Control (If not used, roots are destroyed)	\$12 - \$18
JULY	Month of rest	
AUGUST	Pellitized Lime 4-40 Lb. Bags	\$12
SEPTEMBER	1) Aerate (suggest hiring out) 2) Plant Grass Seed-every year!	\$75 \$30 - \$50
OCTOBER	1) Starter Fertilizer 2) Tree & Shrub Fertilizer	\$5 - \$10 \$10
NOVEMBER	Winter Fertilizer 24-3-12	\$5 - \$10
DECEMBER	Rake Leaves	

**DO-IT-YOURSELF ESTIMATED COST      \$196 - \$242**

**CONTRACT SERVICE ESTIMATED COST \$345 - \$365**