

# Homeowners Association News

Brought to you by the Hollands Crossing Homeowners Association

August 2006

## Be a Good Neighbor and Help to Prevent Vandalism

Fellow Neighbor,

In the Board of Directors efforts to improve conditions in our neighborhood, we are currently addressing acts of vandalism. As with any of the subdivisions in our area, vandalism is a constant threat that unfortunately wastes our money and proves to be blight on our community. The bulk of the vandalism regrettably occurs in and around our pool areas. It is imperative that we all step up by being watchful Good Neighbors and take responsibility for our neighborhood to help to provide a superior living environment.

Each year silly acts of vandalism such as breaking of lights, stuffing toilettes, or damaging the bathrooms cost us, the homeowners, money that would otherwise be better spent within our neighborhood. Although we make room for this in our budget, it would be better to re-appropriate those funds to more productive endeavors. In order for this to happen, we must all take an interest in every area of our neighborhood, to claim ownership, after all, it is our money that pays for our amenities. Where the board is taking steps to help reduce the occurrences of vandalism, it cannot be stressed enough, that the continued support and involvement of the homeowners is imperative to the success of our goal of making our subdivision a superior place to live within Wake County. Vandalism is an act of disrespect, a shamefully display of one person or a group of people wanting to cowardly and maliciously, damage our property for no better reason than because they feel they can. When these persons disrespect our property, they disrespect each and every one of us, the hard working, law abiding homeowners who strive everyday to make our community a safe and inviting place for our families and ourselves.

Although it is not always the case, individuals or small groups of persons under the age of 21 commit the vast majority of vandalism. It is important that we talk to our children so they understand the price of vandalism and that the damage inflicted is more harmful than whatever "joy" or "fun" they may have in damaging our property.

Communicate to our kids that if they know of peers that are involved in acts of vandalism, they can report such cases to their parents or the authorities without fear of reprimand.

It is a privilege to have access to not only one, but two community pools, and our community is meant to exist as a safe and beautiful environment for homeowners and their families. These things should be cherished and protected. It is up to all of us to take responsibility for the safety and condition of our community, and to make it a place where we can be proud to call home.

If you should notice acts of vandalism either being perpetrated or after the fact, please contact Apex Police at 919-362-8661 or Dave Grant at Kildaire Management at 919-387-8883. When reporting anything to the authorities, \*all information is kept confidential\*, so please do not hesitate to report any incident.

Very Sincerely,

Your Board of Directors and Fellow Homeowners of Hollands Crossing

# HOA Communications

The Board of Directors is committed to providing the best communication tools and methods to ensure each Homeowner understands Board actions and receives responses to questions.

The Communication methods are:

1) Monthly Newsletter titled “Homeowners Association News brought to you by the Hollands Crossing Homeowners Association”. This publication can be received in the US Mail or via e-mail. The articles include Board Meeting Minutes, Homeowner Tips, “Be a Good Neighbor” information, Social Events, Covenant Matters, Association Policies, Financial Reports, etc.

2) Yahoo Group Chat room – Homeowner to Homeowner Website

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)”

3) Hotline to Board of Directors – If you have questions and /or comments to the Board, e-mail to [hollandscrossing@gmail.com](mailto:hollandscrossing@gmail.com) for a response from a Board Director within 24 hours.

4) Website – The Board has approved the development and operation of an official Hollands Crossing Website. This site will be available this summer. When details are available, communication notices will be sent using the above methods.

Kildaire Management Co., Inc – Call Dave Grant at 919-387-8883 for ANYTHING needing attention or answers.

Please use all of the above communication aids to be informed and to provide input to help make the Hollands Crossing Homeowners Association the “Peak Association in Apex”.

## 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!

## Sidewalk to Olive Chapel Elementary

Congratulations to Christine Clark for working with the Town of Apex to get approve on the following. At the June 6th Town of Apex meeting we were informed that the sidewalk outside of our neighborhood up to Apex Barbeque road would be completed by next spring! Thanks to ALL of you who signed the petition my kids and I were running around the neighborhood leading up to that meeting. The town's plan is to finish the sidewalks continuous to the elementary school this year.

# Holland's Crossing HOA Board Meeting

**June 20, 2006**

Location: Jack Best's Home Attendance: Jack Best, Kerri Arthur, Salem Smith-Shupp, Rob Gates, Eugene Tomczak, Robert Marshburn (homeowner), Mark Vaughn (homeowner) Meeting Called to order at 8:15 p.m.

## ***Guest and Homeowner Session***

- **Motion:** To approve minutes of 5-20-2006. (2<sup>nd</sup> provided, unanimous.)
- Robert Marshburn and Mark Vaughn: Discussion and quotes regarding new pool gate system.
- **Motion:** To approve Martin Architectural Products quotation #678600 for new magnetic card access control system for both pools. (2<sup>nd</sup> provided, unanimous)
- **Motion:** To purchase 350 Keriprox cards. (2<sup>nd</sup> provided, unanimous)
- Suggestion: To write addresses on the key cards.

## ***New Business***

- **Motion:** To approve proposal from American Pool Services to repair Large Pool Filter System from Reserve Funds. (2<sup>nd</sup> provided, unanimous)
- **Motion:** To approve architectural requests for 313 Grassy Point (fence), 312 Grassy Point (elevated deck enclosure), and 305 Bergen (extended patio). (2<sup>nd</sup> provided, unanimous)
- **Motion:** To set the pools' closing times at 8:30 p.m. Anyone inside the pool fence, without prior authorization, after 8:30 p.m. will be arrested by the Apex Police Department. (2<sup>nd</sup> provided, 4 votes, motion passes)
- **Motion:** To establish a policy and procedures manual. (2<sup>nd</sup> provided, unanimous)
- **Motion:** To document an assessment collection policy and procedure. (2<sup>nd</sup> provided, unanimous)
- **Motion:** To document a covenant enforcement and fines policy and procedure. (2<sup>nd</sup> provided, unanimous)
- **Motion:** Authorized (via e-mail vote) Jordan, Price to proceed with obtaining the out-of-court confidential settlement agreement with Pool Professionals for Breach of Contract 2004 & 2005. (2<sup>nd</sup> provided, unanimous)
- "No alcohol" and "No smoking" signs ordered for both pools.
- Presentation from Kerri Arthur and discussion regarding swim lessons at the large pool.
- **Motion:** To allow Atlantis Swim School to post swim lesson flyers and to allow swim lessons at the large pool pending consultation with Kildaire Management. (2<sup>nd</sup> provided, unanimous)

Meeting adjourned at 10:15 p.m.

*Next Meeting, July 15, 2006 at Kildaire Management at 9:30 a.m.*

**May 30, 2006**

Location: Holland's Crossing Large Pool Attendance: Jack Best, Kerri Arthur, Salem Smith-Shupp, Rob Gates, 32 homeowners Meeting Called to order at 8:05 p.m.

## **Town Hall Meeting**

- Discussion of neighborhood concerns, continued from May 23 town hall meeting.

## **Board Meeting**

- **Motion:** To approve the 5-20-2006 meeting minutes. (2<sup>nd</sup> provided, unanimous)

- **Motion:** To approve architectural requests at 205 Piney Woods, 101 Grassy Point, and 411 Blushing Rose. (2<sup>nd</sup> provided, unanimous)
- **Motion:** Any violation of pool rules and regulations may result in a fine of up to \$100 per occurrence. (2<sup>nd</sup> provided, unanimous)
- **Motion:** To issue a non-binding referendum for the installation of taller fences at the pools. (2<sup>nd</sup> provided, unanimous)
- **Motion:** To approve \$171.12 expenditure for eight umbrellas for the large and small pools. (2<sup>nd</sup> provided, unanimous)
- **Motion:** To approve \$300.00 expenditure for the pool season to lock/unlock the pools.

Meeting adjourned at 9:10 p.m.

*Next Meeting, July 15, 2006 at Kildaire Management at 9:30 a.m.*

## **Hollands Crossing HOA BOD Vacancy Notice October 2006**

The HCHOA Board of Directors is seeking candidates to fill two vacancies at the upcoming Annual Meeting on October 14, 2006. All registered owners of deed are eligible. Please submit your resume to [kildaire@aol.com](mailto:kildaire@aol.com) by Wednesday September 5, 2006. Candidate interviews will be conducted during September. The Board of Directors will recommend candidates based on the interviews. However, anyone may be on the ballot or nominated from the floor during the Annual Meeting.

## **Beautification Program**

The Board of Directors have approved a “Beautification Program” to encourage every homeowner to plant a tree in their front lawn. The program will reimburse 50% of the purchase cost (up to \$75.00) per homeowner for the planting of a tree. One time only payments will be made to 30 homeowners per year (33 homeowners in year 11) based on a first-come-first serve basis.

The steps to secure a rebate are:

1. Submit an Architectural Request Form (ARF) from the Architectural Standards & Control Specifications document dated August 1997 to Kildaire Management Co, Inc., PMB #112, 3434-135 Kildaire Farm Road, Cary, NC 27511.
2. After the homeowners receipt of the ARF approval from Kildaire Management Co., the homeowner may purchase the tree and send the receipt to Kildaire Management Co. for processing.
3. Kildaire Management Co. will inspect the property for completion of the tree planting per the approved ARF and issue the reimbursement check.

If any additional information is required, please e-mail Mr. Dave Grant at [kildaire@aol.com](mailto:kildaire@aol.com) or call 919-387-8883.

You can get the form online at <http://groups.yahoo.com/group/hollandscrossing> or contact one of the Board Members.

# Hollands Crossing Social Events

## Hollands Crossing Book Club

Calling all book worms! Join us for an upcoming book club meeting. Here are the book selections for August and September!

August 16<sup>th</sup> – The Devil Wears Prada by Lauren Weisberger

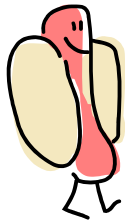
For location, please email Laura at [ltomczak@nc.rr.com](mailto:ltomczak@nc.rr.com)

September 20<sup>th</sup> - Absolution by Murder by Peter Tremayne

For locations, please email Kathryn [kathryn\\_allen1@yahoo.com](mailto:kathryn_allen1@yahoo.com)



## Hollands Crossing Summer Send Off Hot Dog Cook-Out



For the second year, the Hollands Crossing social committee is organizing the end of summer hot dog cook-out for all the residents of Hollands Crossing. Please mark your calendars! This year's bash will be held on **Sunday, August 27<sup>th</sup> at 5:00pm** at the small pool. In case of rain, the cook out will be held the following Sunday, September 3<sup>rd</sup>.

Hot dogs, sodas, utensils and condiments will be provided. Those attending are asked to bring a dish to share with their neighbors. Bring a chair or blanket too!

Please note, no alcohol is permitted at this event.

Also, we are in need of volunteers to donate the use of extra tables, chairs, and canopies. If you can help, please contact Laura at [ltomczak@nc.rr.com](mailto:ltomczak@nc.rr.com) or Kathryn at [kathryn\\_allen1@yahoo.com](mailto:kathryn_allen1@yahoo.com)



## Fall Neighborhood Yard Sale

**Date:** Saturday, September 23<sup>rd</sup>

**Time:** 8am-noon

**Place:** Your driveway, garage, or front yard!

The Neighborhood sale will be advertised for homeowners in the Friday and Saturday editions of the Raleigh News & Observer. In case of rain, the sale will be held on September 30<sup>th</sup>.

## Children's Playgroup

Meets at 9:00am on Fridays. Please email Katie at [bradandkatie@nc.rr.com](mailto:bradandkatie@nc.rr.com) for location.

(Please note: Children in playgroup are age 2 and under. If you are interested in meeting with a playgroup for your toddler or older child, please contact Laura at [ltomczak@nc.rr.com](mailto:ltomczak@nc.rr.com) and she can put interested moms in touch with each other. When emailing, please include the age of the child/children.)

## Mom's Walking Group

On rain-free days, meets at 9:00am on Tuesdays and Thursdays on the corner of Kinship and Piney Woods. For more information, please email Laura at [ltomczak@nc.rr.com](mailto:ltomczak@nc.rr.com).

# Help to Recycle Old Magnetic Pool Card “Keys”

Please help to recycle the “Old Magnetic Card Keys” from last year by Depositing them in the “Suggestion Box” at the front gate of the Small Pool on Piney Woods & Bergen.

## Hollands Crossing 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**