

Homeowners Association News

Brought to you by the Hollands Crossing Homeowners Association

December 2006

Happy Holidays

Very few things can make your stomach rise into your throat and knock the wind out of you as fast as the sight of your home and personal belongings ravaged by a stranger.

And guess what? The holiday season is burglary season. Burglary rates increase twice each year: Once during the July/August vacationing season and again in the November/December holiday season. The reason? People let their guard down.

Here are some tips to help protect your home this holiday season:

***Install Outdoor Lighting.** Make sure your lighting illuminates your house-don't point it into the eyes of neighbors who may otherwise be able to see someone entering your home.

***Alarm Your Home.** Alarms have become very sophisticated (and more cost-effective) in recent years. (As an added bonus, many insurance companies offer discount to homes protected by alarm systems. Call us to find out if you qualify.)

***Keep A Tidy Yard.** Don't give thieves hiding places-keep your bushes pruned.

***Secure Your Doors.** Strike plates are inexpensive and effective ways to add security to your doors.

***Secure Your Windows and Sliding Doors.** Use small locks or dowels to help secure your windows and sliding doors to make it more difficult for thieves to enter.

***Live In Your Home Year Round.** Use variable timers for your lights when you're away and also be sure to put your television or radio on a timer while you're gone. A noisy home is a lived-in home.

***Know Your Neighbors.** A neighbor that knows you is much more likely to report strange behavior than a neighbor you've never met.

You can't stop a thief, but you can deter one. Illuminating your home at night, removing hiding places, properly securing doors and windows, and giving your home a lived-in feel while you're away are all great ways to make your house less-appealing to a would-be thief. Remember: thieves want the easy money-that's why they steal instead of work for their money. Make it obvious that your house isn't "easy money."

Beautification Program

The Homeowners Association will pay you to plant a tree in your front lawn thru the “Beautification Program” – This is best time to plant!

The Board of Directors has 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 receipt of an Architectural Request Form (ARF). After the ARF approval, the homeowner will purchase the tree and send the receipt to Kildaire Management Co, Inc., PMB #112, 3434-135 Kildaire Farm Road, Cary, NC 27511. Kildaire Management Co will inspect the property for completion of planting and issue the reimbursement check.

To assist you in the purchase of a tree, our landscape contractor, Fontaine Landscaping, has submitted the below *Hollands Crossing Price List*. However, you are welcome to use any nursery or source for the purchase.

Fontaine Landscaping, Inc.

1015 Investment Blvd. * Apex, NC 27502 * (919) 380-8286 * Kevin Fontaine

Quality Landscaping. Perfect Service.

Hollands Crossing Price List

Prices are dependent on the plant type and are subject to change. Recommended installation is the fall through early spring. Delivery only trees would not carry a warranty. Our installed plants have a 1-year warranty if properly watered and cared for by the homeowner.

Tree Type	Size	Tree + Delivery	Tree + Delivery + Installation
Bradford Pear	2” caliper	\$145.00	\$215.00
Bradford Pear	2.5” caliper	\$160.00	\$235.00
Oak	10 gallon	\$95.00	\$165.00
Cherry	2” caliper	\$170.00	\$280.00
October Glory Maple	10 gallon	\$95.00	\$165.00
October Glory Maple	2” caliper	\$175.00	\$305.00
Crape Myrtle-multi stem	10 gallon	\$95.00	\$165.00
Crape Myrtle-multi stem	15 gallon	\$125.00	\$195.00

Plants Warranty

New plants installed by Fontaine Landscaping come with a 1-year guarantee if plants are routinely watered by either the customer or Fontaine Landscaping. If during the 1-year period, plants die, we will replace the plants during the current Fall/Winter season or the following. The guarantee is valid only when the plants have been watered routinely. We do not guarantee neglected plants. This is to encourage the customer to water and care for the plants after the installation, and notify us of plant problems as soon as they start to occur. Transplanted plant material cannot be guaranteed. After our installation, any damage done by insects, animals, construction, etc. will void guarantee. All plants are installed with soil conditioners and slow release fertilizer. Some plants may have a limited availability.

The Official Hollands Crossing Website

The **official** Hollands Crossing website is **now online** and providing you with valuable information about our neighborhood. The new website is a great way to stay informed and access resources about your neighborhood. You can visit the website at: www.hollandscrossing.org

Information provided and updated regularly includes:

- Information on your Board of Directors, Board Meeting minutes, and schedule of upcoming meetings
- Social Committees
- Covenants and By-Laws
- Homeowner tips
- Community event calendar and Community newsletters
- Important documents and forms
- Helpful community web links

Coming soon: Community Classifieds and many exciting upgrades!

To make suggestions to the webmaster, send an email to: webmasterhc@gmail.com

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”

3) Hotline to Board of Directors – If you have questions and /or comments to the Board, e-mail to 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. You can access the site at www.hollandscrossing.org.

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 Social Events

Sing a Song!

Get into the holiday spirit by joining us for Holiday Caroling! We'll meet on Monday, December 11th at 6:30pm at the small pool. Together we'll roam the neighborhood signing merry holiday carols to our neighbors along the way. Please bring flashlights and musical instruments! We'll provide song sheets and hot chocolate! Be sure to dress warm! We'll still go if there's snow, but if there's rain we'll meet on Tuesday, December 12th instead.

Care to be serenaded? Make sure you leave your house lights on and maybe we'll knock on your door with a song just for you!



Looking for New Social Committee Members!

Would you like to lend a hand in planning neighborhood events? Then you need to join the Hollands Crossing Social Committee! The social committee is responsible for planning homeowner association approved social events from start to finish. We set the dates, make the plans, do the shopping and then make it happen! If you'd like to be involved, please contact Laura Tomczak by email ltomczak@nc.rr.com.

!!SWIM TEAM !!



Holland's Crossing Swim Team is under way. The team is open to all kids up to the age of 18. Your child must be able to swim at least 25 meters or the long length of the big pool. This is a great opportunity for kids and parents to be involved in a community activity. We will compete within the Tarheel Swimming Association. Many of our surrounding subdivisions also compete with them. The cost per child is \$50. If you sign-up prior to March 15, 2007 you will receive a \$5 discount on the team t-shirt. Goggles and team suits will be available at discounts. You can begin contacting me at cox.wendy@gmail.com