

Homeowners Association News

Brought to you by the Hollands Crossing Homeowners Association

February 2006

Hollands Crossing HOA

2006 Board of Directors Meeting Schedule

Please mark your calendars for the 2nd Saturday of each month for the dates of the BOD meetings to be held at HRW, 1183 W. Chatham in Cary from 9:30 - 10:30 AM (919-469-8661).

**February 11, March 11, April 8, May 13, June 10,
July 8, August 12, September 9, & October 14, 2006**

The BOD's will devote the first 10 minutes of the BOD's meeting to the homeowners to permit input, questions, etc. for their response. After the homeowner's session of the Agenda, homeowners are welcome to stay to listen to the BOD's proceedings. Note: this is the BOD's meeting, so once the initial homeowners session is complete, no further recognition of homeowners will be made. Also, because the meeting room is very small, only standing room for 10 – 15 homeowners will be allowed in the meeting room on a first come first serve basis.

We look forward to your interest in the HCHOA activities by participating in the BOD's meetings. Together, we can achieve our goal to be the "PEAK ASSOCIATION" in the Town of Apex.

Hollands Crossing Book Club

The Hollands Crossing Book Club is always looking for new members. Book Club meets monthly on the third Wednesday of the month at 7:00pm. Each member takes a turn at selecting a book for the group to read and hosting a meeting. Book Club is a very informal group. Members can come to as many or as few meetings as they like. Upcoming books include:
February – Vanishing Acts by Jodi Picoult. This meeting will be held on Wednesday, February 15, 2005 at 7:00pm. For meeting location, please contact June at 303-1528
March – Wicked: The Life and Times of the Wicked Witch of the West by Gregory Maguire. This meeting will be held on Wednesday, March 15, 2006 at 7:00pm. For meeting location, please contact Laura at 303-6979.

Hollands Crossing Homeowners Tip

STREETLIGHTS

If your streetlight is not working, call Town of Apex Public Works 919-362-8166 to repair.

Hollands Crossing Homeowners Association

2006 Assessment Notice

November 30, 2005

The Board of Directors, per the Hollands Crossing Homeowners Association (HCHOA) covenants and North Carolina statutes, has voted the 2006 Assessment to be \$330.00 per lot per homeowner per year.

Payments are \$82.50 per quarter with due dates of January 1, 2006; April 1, 2006; July 1, 2006 and October 1, 2006. *Note:* the Auto Debit option is available for the quarterly payments by completing an Auto Debit form – marked Quarterly Payments.

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.

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, ***the foreclosure process will be undertaken by the association.***

The payment of assessments when due is an obligation each homeowner assumes when buying their home in Hollands Crossing. The operation of the association is dependent on each homeowner meeting their obligation to ensure Hollands Crossing is the “Peak Association” to reside in within the Town of Apex. At this time, the association has foreclosed on 1 home, initiated Foreclosure on 2 homes and authorized 2 Liens. This process will be unnecessary, if homeowners pay their assessments by the due date.

Very Truly Yours,
Hollands Crossing Board of Directors

Note: If you are not the homeowner of record, please call our association management company, HRW - at 919-783-9530 for further instructions.

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

HOLLANDS CROSSING

2006 Activities Calendar

Easter Egg Hunt – April 8 (rain date April 15)

Spring Yard Sale – April 29 (rain date May 6)

Ice Cream Social – June 10 (rain date June 17)

Hot Dog Cook Out – August 27 (rain date September 3)

Fall Yard Sale – September 23 (rain date September 30)

Halloween Parade – October 28 (rain date October 29)

Holiday Gift Drive – December 2 (no rain date)

Holiday Caroling – December 11 (rain date December 12)

XXXXXXXXXX Mark Your Calendar XXXXXXXXXX

More information about each activity will be in future Newsletters

HOLLANDS CROSSING HOMEOWNERS ASSOCIATION

NEIGHBORHOOD WATCH MEETING

Saturday-February 4, 2006 @ 10 AM

Your family's help is needed to safeguard the pools and clubhouses of the association.

The parents and children of the association are invited to attend a NEIGHBORHOOD WATCH meeting on Saturday-February 4, 2006 at 10 AM in the Apex Police Station located at 205 Saunders Street (downtown Apex across from the Fire Station on Salem Street). The meeting room is in the "Court Room" on the 2nd floor.

At the end of December 2005 (during Holiday week), the large pool clubhouse was vandalized. Three (3) walls of the clubhouse will have to be re-sided with vinyl siding at the Homeowners Association expense using assessment money. The vinyl siding on the walls was shot through with over 50, 1/4 inch plastic yellow pellets from a suspected air rifle. The Apex Police are investigating the report on Case 0600026.

Parents and children will learn how to support a Neighborhood Watch to prevent future vandalism. Your help is the cornerstone to protecting our property.

Hollands Crossing Board of Directors

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:

**HRW, Inc
1183 W. Chatham
Cary, NC 27513**

Join the Hollands Crossing Yahoo Group!

It is a cross between a message board and a mailing list and it is a great tool to keep all of us connected. The URL for the Hollands Crossing group is <http://groups.yahoo.com/group/hollandscrossing/>. Joining is easy and the yahoo page will guide you through the process. If you do decide to join, please join with an e-mail address you actually use, or Jack Best, the president of our board will not be able to use it to communicate with you. If you have previously joined with an unused e-mail address please deregister it when you reregister your used e-mail address. Don't worry about the group spamming you. You can easily set preferences in the group to e-mail you with every message, a daily digest, or never (you will read the messages via the web). If you select never then you can expect only Jack Best or the group's creator (Cris Shupp) to e-mail you with important information. E-mail cshupp1@yahoo.com if you experience any difficulty using the group and help will be provided.