

# Homeowners Association News

Brought to you by the Hollands Crossing Homeowners Association

March 2006

## Beautification Program Front Lawn Tree Planting

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 either the customer or Fontaine Landscaping routinely waters plants. 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.

# New Property Management Company

## Kildaire Management Co., Inc. (KMC)

PMB #112 3434-135 Kildaire Farm Road

Cary, NC 27511

Mr. David Grant – Mrs. Gail Grant – Mrs. Patty Grant

Tel. 919-387-8883 Fax 919-363-8845

E-mail: [kildaire@aol.com](mailto:kildaire@aol.com)

Effective April 1, 2006, Kildaire Management Co., Inc. (KMC) will be the property management company serving as the Hollands Crossing Homeowners Association agent for performing day-to-day operations to ensure the integrity and compliance to the Association Covenants.

After an extensive 3-month process by the Board, which included developing specifications, selecting property management firms to bid, issuing Request for Quotation, receiving proposals, evaluation, selection and contract award,

Kildaire Management Co., Inc. was chosen for a 3-year contract at a 33% lower cost than HRW's 2005 actual cost or \$9,045 savings.

Kildaire Management Co., Inc. has been in business since 1988 serving associations in Wake County. They have a proven track record of providing a cost effective, high quality, professional and personal way of working with homeowners, Board of Directors and contractors to carry out the performance of day-to-day activities. KMC is committed to working with the Hollands Crossing Homeowners Association to achieve their mission of being the "Peak Association in Apex".

## 2006 Pool Maintenance Program

**The Board of Directors has awarded contracts for both pools to be:**

- Repaired
- Power Washed and Cleaned
- Painted

**Work is planned to be completed by pool opening dates.**

## Neighborhood Watch Update

On February 4, 2006, a meeting of the Neighborhood Watch program was held at the Apex Police Department. The meetings agenda was to better understand how the Program works and the way each homeowner could be a partner in keeping Hollands Crossing safe from crime.

The meeting lasted for 2 hours and was attended by 19 residents (8 were children 10 to 15 years old). Sergeant J.K. Gilbert conducted the meeting and received a standing round of applause in appreciation to help us understand the Neighborhood Watch program.

In summary, we learned and ask every homeowner to be:

The Eyes and Ears for the Police Department by calling 911 to confidentially report any suspicious activity in Hollands Crossing. Homeowners should not confront any person or persons in any way! That job is for the Police to perform.

***Finally, "No Trespassing" signs have been posted at both pools.  
Any violator will be prosecuted under NC Statutes.***

# Hollands Crossing Events

## Hollands Crossing Mom's Club

Would you like to get out and meet other moms in the neighborhood? Join us for the first official meeting of the Hollands Crossing Mom's Club! The first meeting of the Hollands Crossing Mom's Club will be held on Friday, March 3 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 March 15 and April 19.

**March 15** - Wicked: The Life and Times of the Wicked Witch of the West by Gregory Maguire  
For more information: contact Laura at 303-6979

**April 19** – Cowboys Are My Weakness by Pam Houston  
For more information: contact Katie at 303-2623

## 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 \*\*

# 2005 Financial Statements & Report

For fiscal year ended December 31, 2005, the association had a deficit of \$7,134.89. The deficit was paid from the Reserve for Replacement account. The 2005 deficit position and our desire to improve the overall look of the neighborhood, with improved landscaping, needed pool maintenance and reserve fund contribution, resulted in the need for an increase in 2006 Association dues of \$30.00 for an annual total of \$330.00.

Additionally, the new Board of Directors is aggressively working to negotiate all of our contracts to gain the greatest value with the smallest fees. The Board of Directors in November 2005 issued Request for Quotations for the Pool Service Contract, Property Management Contract and Audit/Tax Return Contract. As of February 2006, the Board of Directors has awarded new contracts for these services with Annual Savings compared to 2005 of \$13,185 or a potential Cumulative 5 Year Savings compared to 2001 – 2005 of \$55,457.

The Board of Directors is committed to contracting vendors with the highest quality, service and price to help achieve the Association Mission of being the "Peak Association in Apex".

Look for a full copy of the 2005 Financial Statement & Report in the mail within the next 2 weeks.

# 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 HOA Board Meeting Minutes

### December 1, 2005

Location: Home of Jack Best - Attendance: Jack Best, Rob Gates, Brad Klingemann, Gene Tomczak - Meeting Called to Order: 8:00 PM

Review of Minutes from 11/16/2005 Board of Directors Meeting

Minutes previously approved via email consent from all Board Members

#### Topics

**Motion:** Establish Mission Statement: “Hollands Crossing Homeowners Association strives to be the peak association in the town of Apex, which is the ‘Peak of Good Living’” (2<sup>nd</sup> Provided, Unanimous Approval)

**Motion:** To award 2006 – 2008 pool contract to Triangle Pool Management, beginning 1/1/06 (2<sup>nd</sup> provided, Unanimous Approval)

**Motion:** Direct HRW to issue letter to Pool Professionals, on 1/1/06, requesting \$8100 for refund of services not rendered during 2004/2005. (2<sup>nd</sup> Provided, Unanimous)

**Motion:** Approve UPS Store copy & mailing proposal dated 11/25/05. (2<sup>nd</sup> Provided, Unanimous)

**Motion:** Perform Financial Audit for 2004/2005 (2<sup>nd</sup> Provided, Unanimous)

**Motion:** Direct HRW to issue to Florence Slonim a letter thanking her for her service to HRW regretfully is accepting her resignation. (2<sup>nd</sup> Provided, Unanimous)

**Motion:** Accept monthly newsletter proposal as presented by homeowner Russ Copersito. (2<sup>nd</sup> Provided, Unanimous)

**Meeting Adjourned:** 9:05 PM (2<sup>nd</sup> Provided, Unanimous)

### January 14, 2006

Location: HRW Cary, Office Attendance: Jack Best, Rob Gates, Gene Tomczak, John Lawton (HRW), Salem Shupp (Homeowner), Kerri Arthur (Homeowner) and representatives from Triangle Pool Management

**Meeting Called to Order: 9:40 AM**

Presentation from Triangle Pool Management

President: John Wiggins, Vice President: Scott Flor & Regional Manager: Donald Snowden

- Triangle Pool Management took over management of pools on Jan. 1<sup>st</sup> 2006
- Performed initial survey of pools and pool houses
- Will analyze motor requirements for large pool pump
- Recommended potential maintenance items
- Will provide a reserve study analysis specific to the pools
- Communication lines between Triangle Pool Management (TPM), BOD and HRW established

#### Treasurer Report

- Review of November Financial Statements (December financials to be compiled by HRW)
- HRW to request TPM to inspect pool gates lock systems
- Review of delinquencies
- HRW to provide a timeline and detail of communication made to homeowners who are in delinquent situations that require BOD action

#### Election of open BOD position

- Two candidates for open position: Salem Shupp and Kerri Arthur
- Salem Shupp unanimously elected
- Kerri Arthur enthusiastically accepted challenge to remain involved in HCHOA

#### **Old Business**

- Motion: move to small claims court against Pool Professionals for breach of contract for the years 2004 and 2005 at the maximum amount of \$5,000 (2<sup>nd</sup> Provided, Unanimous)
- Motion: architectural request #86 homeowner to remove tree house on account the tree house is on common property and it does not meet the approved specifications of request; homeowner given 30 days to do so, if not HCHOA will pay for removal and disposal of materials (2<sup>nd</sup> Provided, Unanimous)
- Request to have Social Committee provide a schedule of events for the year ahead
- Audit of years 2004 and 2005 to be complete by mid-summer
- Income Statement forecast mid-year after June close
- Assessment mailing went relatively smooth; only a situation with one homeowner

#### **New Business**

- Vandalism at large pool during the first week of 2006; three walls of pool house damaged by shooting with pellet gun
- Motion: authorize HRW to proceed to repair siding at large pool clubhouse at a cost up to \$1,000 (2<sup>nd</sup> Provided, Unanimous)
- Neighborhood Watch Meeting – Saturday February 4<sup>th</sup> 2006 @ 10:00 AM  
Apex Police Station  
205 Saunders Street, 2<sup>nd</sup> floor “Courtroom”
- Motion: approve Architectural request #95 for a flagpole (2<sup>nd</sup> Provided, Unanimous)
- Discussion on Beautification plan for the neighborhood. Many landscaping issues for landscaping committee to address
- BOD challenge to establish a covenant enforcement process to explain rules and lay out repercussions for non-compliance
- Motion: proceed with an RFQ for property management company on Monday January 16<sup>th</sup> (2<sup>nd</sup> Provided, Unanimous)

**Meeting Adjourned: 12:15 PM**

# 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**