

Homeowners Association News

Brought to you by the Hollands Crossing Homeowners Association

October 2006

Thank You! Thank You! Thank You!

We're so happy to report that on Saturday, September 23, 2006 we were able to present fire victims Karen Gould and Keith Dixon with over \$5,000 donated by Hollands Crossing residents. These generous donations include over \$500 raised by some special Hollands Crossing kids, who went to work selling lemonade and cookies especially for this cause. These young philanthropists are Amanda, Cheyenne, & Jacob Johnston, Ashley & Justine Cox, Nick Campoli, Jessica Lowmaster, Amelia Demoss, Ali Lewis, Lizzie Reynolds and Caliley Clark.

We were also able to secure many gift certificates from local businesses for the couple. Generous Apex businesses who donated gift cards or special discounts include, Lowes Home Improvement, Linens and Things, Target, Lowes Foods, and Harris Teeter.

Thank you to everyone who opened their hearts and wallets! And special thanks to the following volunteers who pounded the pavement and blanketed the neighborhood with letters of appeal: Sue Horton, Mary Beth Horton, Stacey Mullen, Courtney Cabe, Scott Cabe, Brandon Pevette and Ginger Gorrell. Thanks also to Russ Copersito who made a special trip into the office just to copy letters so we could get them out ASAP.

We, along with the rest of the neighborhood, are so grateful that Karen and Keith were unharmed in the fire. And we look forward to them rebuilding their home so we can once again call them "neighbor".

Sincerely,

Laura Tomczak & Kerri Arthur

Also here is a link to an article in the N&O about our neighborhoods generosity:

<http://www.newsobserver.com/1074/story/496885.html>

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

Hollands Crossing Homeowners Tip

LAWN CARE

If you want to improve your lawn, September is the critical month of the year to plant tall Fescue lawnseed. See the below directions.

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 HOA Board Meeting

July 15, 2006

Location: KMC Office Attendance: Jack Best, Salem Smith-Shupp, Rob Gates, Dave, Patty & Gail Grant (KMC) Meeting Called to order at 9:30 a.m.

The Holland's Crossing HOA would like to recognize Kildaire Management for their outstanding service.

Homeowner Session

- Wendy Cox presented a detailed proposal to start a swim team. Kerri Arthur will study the proposal and make a recommendation.
- Discussion involving boats and unauthorized structures on properties.
- Mark Vaughn updated the board on the progress of the pool entry system. Data entry will be needed. Robert Marshburn donating a laptop and looking for an electrician.
- Extension requested before daily fine levied.
- **Motion:** Rule that 119 Saddle River extension of 30 days before daily fine will begin. (2nd provided, unanimous)

KMC Management Report, Dave Grant

- Delinquency actions.
- Discussed pool violations. A pool attendant will be hired for Saturday, July 22 at the large pool.
- Holland's Crossing needs to update the architectural standards. Requested a copy of a handbook from a comparable subdivision.
- **Motion:** To assess a \$100 fine for beginning construction prior to receiving written approval for an architectural change. (2nd provided, unanimous)

Old Business

- **Motion:** To approve the May 30, 2006 and June 20, 2006 minutes. (2nd provided, unanimous)
- Lawsuit against Pool Professionals was settled out of court in a confidential agreement.

New Business

- **Motion:** To approve 4 architectural change requests for the following addresses: 303 Bergen, 201 Quisiana, and 401 Piney Woods, pending Rob Gates inspection and approval. (2nd provided, unanimous)
- **Motion:** To adopt pool rules and regulations dated July 15, 2006. (2nd provided, unanimous)
- **Motion:** To extend the large pool closing date from September 5 to September 11, 2006, weather permitting. (2nd provided, unanimous)
- **Motion:** To award community service awards to homeowners performing exceptional volunteer work for the association. (2nd provided, unanimous)
- **Motion:** To hire a temporary pool attendant for monitoring large pool weekend activity. (2nd provided, unanimous)

Meeting adjourned at 12:15 p.m.

Next Meeting, September 9, 2006 at Kildaire Management at 9:30 a.m.

Hollands Crossing HOA 2007 Annual Assessment Notice & Collection Process

Dear Homeowner:

The Board of Directors, per the Hollands Crossing Homeowners Association (HCHOA) covenants and North Carolina statutes, has voted the annual 2007 Assessment to remain at \$330.00 per lot per homeowner per year.

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 and will be considered late if not received by February 15, 2007.

The assessment *Collection Process* starting in 2007 is described below.

1.1 If payment is NOT received by February 15 a late notice will be sent and a late penalty fee of \$20.00 per month, retroactive to the due date, will be incurred for each month past due.

1.2 If payment is not received by March 15, 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 up to \$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.***

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.

Very truly yours, Hollands Crossing Board of Directors

Note: If you are not the homeowner of record, please call our association management company, Kildaire Management Company - at 919-387-8883 for further instructions. 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 Social Events

Hollands Crossing Book Club



New members are always welcome to attend Hollands Crossing Book Club meeting. Check out these upcoming reads!

November 15th - Letter From Home by Carolyn Hart

For location, please email Mary Beth at marywheels@aol.com

Hollands Crossing Halloween Parade and Party

With a special kids presentation from the Apex Fire Department!

Hey all you ghosts, goblins, superheroes and fairy princesses! We need you to join us for the first ever Hollands Crossing Halloween Parade and Party. Kids of all ages, please meet in costume at the large pool (on Grassy Point Rd.) at 10:00am sharp on Saturday, October 28th. We'll parade over to the small pool where crafts and activities await. The Apex Fire Department will be there from 10-11:00am with special hands-on fire safety activities for the kids! In case of rain, the event will be held on Sunday, October 29th.



Please note, this event does not take the place of trick or treating. **Hollands Crossing trick or treat hours will be from 6:00-8:00pm on Halloween Day, Tuesday, October 31st.**

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 details are numerous and I have packets I will hand out to the parents along with release forms. In light of that, I would like to have an informative meeting to explain all the ins and outs and answer all the questions you may have. I will also be looking for volunteers for the meets. Sign-up will begin at the meeting. 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. I am tentatively setting the meeting for Saturday, November 4, 2006 @ 2pm. I am hoping to have it at the pool depending on permission and weather. You can begin contacting me at cox.wendy@gmail.com

SWIM TEAM CONTEST

Holland's Crossing Swim Team does NOT have a name! I need all interested kids up to the age of 18 to enter the best name they can think of for our NEW TEAM! The winner will be announced at the Halloween Parade on Saturday, October 28th at the small pool. The winner will receive a prize package. Goodies will be available and swim team information as well. Entry forms can be picked up & dropped off at 101 Woolard Way (Woolard Way & New Timber). I look forward to meeting all of you.



Wendy Cox, Swim Coach



Annual Holiday Gift Drive

For the third year in a row Hollands Crossing will be collecting gifts for Interact, a local non-profit assisting abused women and their children. Santa will be accepting new, unwrapped gifts for either moms or kids at the small pool on Saturday, December 2nd from 11:00am-1:00pm. Thank you for your generosity!

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!



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. This site will be available this summer. When details are available,