

Homeowners Association News

Brought to you by the Hollands Crossing Homeowners Association

September 2006

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

Pool Closing Dates

The Large Pool will close on Monday September 11, 2006. (THE EXTENDED DATE IS WEATHER PERMITTING) The Small Pool will close on Tuesday September 5, 2006. Hope you enjoyed the summer at the pools!

Hollands Crossing Meeting Information

The next Board of Director's Meeting – September 9, 2006 at 9:30 AM in Kildaire Management Co. Offices. Also, The Annual Meeting is October 14, 2006 at C.C. Jones Building, Apex.

The purpose of this memo is to provide a better understanding of the Meetings available to homeowners per the HCHOA Covenants.

There are 3 Meeting types described in the HCHOA By-Laws in Articles IV and VI.

1. Board of Director (BOD) 2. Annual Meeting 3. Special Meeting(s)

Following is a brief overview of each type.

1. The Board meetings are open to the homeowners to OBSERVE your BOD. The current BOD's opened the meetings for the first time in December 2005 after being elected. This was done to improve the communication and understanding of BOD decisions, etc. All previous BOD's conducted CLOSED meetings.

Remember, this is a BOD meeting only. The only time on the Agenda for homeowner input is during the first 15 minutes. Please note the time allotted per homeowner is 3 minutes, the same time allowed for Board members in motion discussions. This rule was established to control the time of the meeting. If a question cannot be answered immediately, a written reply will be sent. Finally, the meeting room is at our property management company, Kildaire Management Co. in Cary. The meeting room is 12' X 15' with space for up to 10 homeowners behind the BOD meeting table. Therefore, homeowners will be given access to the room on a first come first served basis.

2. The Annual Meeting is conducted once per year. The primary purposes are to elect directors to the Board and present Financial Statement information, as well as conduct any other legitimate association business. These meetings are OPEN for ALL MEMBERS (homeowners) to attend. Notices of the Annual Meeting details are mailed with 15 – 30 days advance notice to each homeowner.

Hopefully the aforementioned descriptions will provide a better understanding of the Meetings available to HCHOA homeowners per our Covenants.

Jack Best

HCHOA President

Directions to Kildaire Management from Hollands Crossing are:

From Apex Barbeque road turn **LEFT onto OLD US-1**. OLD US-1 becomes S SALEM ST. Turn **RIGHT onto CENTER ST**. CENTER ST becomes TEN TEN RD. Turn **RIGHT onto KILDAIRE FARM RD**. Turn **LEFT onto ARTHUR PIERCE RD**. Turn **LEFT onto BELNAP DR**. End at **4328 Belnap Dr** Apex, NC 27539.

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 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.

Hollands Crossing HOA

2007 Assessment Pre-Notice

Dear Homeowner:

The Board of Directors, per the Hollands Crossing Homeowners Association (HCHOA) covenants and North Carolina statutes, will be voting on the 2007 Assessment within a short period of time and an announcement will be made when that has been finalized..

This note is just a reminder 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 NOT received within 10 days from due date a late notice will be sent and a 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 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.



MOMS Club[®]

Ever Feel Like You're The Only Mother Who Stays Home?

You are not alone! Come meet other at-home mothers at the MOMS Club!

The MOMS Club is an international nonprofit organization. We are just for you, the at-home mothers of today! Our activities are during the day, when mothers-at-home need support, and mothers may bring their children with them to our activities.

For more information about our Apex-West chapter (which includes zip codes 27502 and 27523), please contact Karin at 919-363-6477 or apexmomsclub@gmail.com. You can also visit the International website at: www.momsclub.org.

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!

September 20th - Absolution by Murder by Peter Tremayne

For location, please email Kathryn, kathryn_allen1@yahoo.com

October 11th - Swapping Lives by Jane Green

For location, please email Stacey, staceymullen@gmail.com

Fall Neighborhood Yard Sale

Date: Saturday, September 23rd

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 30th.



Hollands Crossing Halloween Parade

Mark your calendars for the first ever Hollands Crossing Halloween Parade!

This event will be held on Saturday, October 28th. Kids of all ages are invited to meet in costume at the large pool. We'll parade from there to the small pool where snack, crafts and activities await. Watch for more information on

Hollands Crossing new website, www.hollandscrossing.org and in the next issue of the HOA Newsletter.

Did You Know...

The Town of Apex sponsors a boatload of activities and programs for both children and adults? Learn to knit, teach the kids to tumble, relax with yoga or learn to salsa (just to name a few!) Check it all out at <http://www.apexnc.org/docs/parks/programguide.pdf>. Fall programs running from September to December are now listed. Most classes have a registration fee, but fees are discounted for Apex residents.