



Landings at Neuse Crossing H.O.A., Inc. HOA Newsletter

September 2008

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Did you know that the Landings at Neuse Crossing has a new website?

Please take time to take a look and check for updates about the community, upcoming events, and other important matters on a regular basis.

<http://www.landingsatneusecrossing.com/>

Letter from the President

Hello, all! I hope that everyone is having a great summer. I wanted to take some time to let you all know what's been going on with the Board throughout this year.

First and most importantly, we have been working closely with Dickson Properties to share the responsibility of running our Homeowners Association. Karen Bayless has been invaluable to us as we have been getting "up to speed". Most of our business has to do with understanding the budget, responding to Architectural Requests, and trying to make and refine policy to streamline the request process for both the homeowners and the board. We have held special sessions to refine the Architectural Guidelines to make them easier to understand and follow. If you haven't yet received the revised Guidelines, look for them in your mailbox soon.

If you have any questions or concerns, you can send the Board a message from our website at <http://www.landingsatneusecrossing.com/>. Click on the Contact Us button at the left and send us your message. We want to hear what your concerns are and any other constructive comments that you might have that will benefit the neighborhood as a whole. If you want to volunteer to be on a committee, send us a message about that, too!

We would also like to set up committees for handling architectural requests and also we would like to establish a Social committee so that we can have more events like the Mid-Summer Bash. If you are interested in volunteering, use the Contact Us page on the website and send us a message.

Be sure to visit the HOA website (<http://www.landingsatneusecrossing.com/>) and set up a Homeowner Profile. If you do not want to publish your name or address on the site, there are privacy settings to help you preserve your privacy. It is our plan to use the website as a way of keeping the lines of communication open between the board, the committees and you. This will allow us to send you notifications of events, news items, and other announcements neighbors so that we can post that information on the site.

I am proud to be a homeowner in the Landings at Neuse Crossing. Let's work together to keep our neighborhood a great place to live.

Brandt Barretto. HOA President

Save the Date...

Landings at NC Annual Meeting & Budget Ratification Meeting Set for October 27, 2008

Interested in what is going on in the community?

Please save the date for the Annual Meeting and Budget Ratification Meeting. The meeting is scheduled for October 27, 2008 at 6:30 pm. It will be held in the Fellowship Hall at Wake Cross Roads Baptist Church at 3329 Forestville Road Raleigh NC 27616. The fellowship hall is located behind the "old" church in the basement.

Please note that there are several items that will be covered at the meeting:

- elections for board members
- ratification of the 2009 budget

Remember that in order to accomplish these goals, there is a Quorum requirement of 1/3 of the community. That means there must be at least 71+- votes must be cast in order for the meeting to be held and the vote to take place. These 71+- votes can come from a homeowner attending the meeting in person or via a proxy. A proxy is your written permission for someone to represent you at the meeting and to vote on your behalf. You can give your completed proxy to a friend or neighbor that will attend the meeting or you can allow the President of the Homeowners Association to vote on your behalf. Remember, each household is allowed 1 vote.

If the required quorum is not met, another meeting will have to be scheduled. This will cost the homeowners association an additional fee for renting space to hold the meeting, additional postage to mail the new meeting information and any other required fees. Please plan to attend or send your proxy so that we do not have to spend the extra money on a second meeting.

A proxy will be included in the letter you will receive sometime in September regarding the October meeting. Remember that you can mail or fax the proxy to Dickson Properties Inc. in advance of the meeting.

All homeowners are welcome and encouraged to attend!

Committee Information

If you are interested in participating on a committee, please check out the website for additional information. Currently there are 2 initial committees in the planning stages. For details, please see below.

Architectural Committee: The Architectural Control Committee should be a committee of 5 homeowners that review architectural requests from homeowners. The committee is charged with verifying compliance of the request with the recorded documents as well as the architectural controls.

Social Committee: The Social Committee will be responsible for planning activities for the benefit of the community. They will propose social events to the Board of Directors, work within a budget and plan social events.

Landings 1st Annual Mid-Summer Bash

The sun, kids laughing, good barbecue, sweet tea, and neighbors gathered together made our "First Annual Mid-Summer Bash" a hot and fun day. Roughly thirty families joined us and tried to beat the heat. The kids had a blast jumping and bouncing off their energy in the bounce house. The kids also played little games with water balloons that soaked a little more than their hands. Some adults watched them play, but most chatted with neighbors and friends as they listened to the music in the background.

The food catered by Ole Time Barbecue was delicious and the sweet refreshing tea was a crucial part for enjoying the heat. Our two Bake-Off winners were each awarded a gift certificate for their tasty creations, while the kids were happy to have received a prize for popping water balloons on each other! Even with the high temperature, it was enjoyable.

This is just the first of many celebrations to come. If you have an idea or would like to help in the future, please inform our committee. The more people involved with planning and preparing will only benefit our new neighborhood. We would like to thank the people who organized this event and we are looking forward to next year's Mid-Summer Bash, enjoy the rest of the summer.

Money Talks

The Treasurer's Report

As of August 2008, the ending balances are as follows:

- Cash \$38,829.80
- BB&T CD \$5,151.78
- RBC CD \$20,000.00

Here are some financial decisions the Homeowner's Board of Directors have made progress on in 2008:

- We completed the audit of the 2007 books. The great news is that we passed and do not owe any money!!!!
- We held a successful cook out for the neighborhood and hope to make it bigger and better each year.
- We ordered a new bench for the common area at the corner of Neuse Crossing and Landing Falls Lane and it has been installed.
- We invested \$20,000 into a CD and are moving forward with investing more in the future, so that our money can grow.

Community Concerns

Parking & Speeding

We would like to take this opportunity to remind you what our Architectural Control documents say about overnight parking. Section 3.14 states, "Motor vehicles may not be parked or kept on any street in the subdivision overnight." We understand the occasional overnight guests and get-togethers, but please make sure that overnight parking is not becoming a habit for your household.

There has been also been a lot of concern about the speeding in our community. This is a family community and we need to be more responsible for our children, residents, and guests. Please be mindful of the speed limits when driving through the neighborhood.

Architectural Guidelines

Please review your Architectural Control documents for information on what items need/do not need approval from the Architectural Control Committee

Garbage Collection

In early 2005, the City of Raleigh adopted a new trash collection program. Here are some helpful tips for following the city's procedures:

*Always store your trash can in the rear of your home or in the garage and out of sight from the street. (Note: Having your trash can visible from the street during non-collection days is a violation.)

*Place your trash can on the curb no earlier than noon the day before collection and no later than 7:00 AM on the day of collection.

*Remove your trash can by 7:00 PM the day after

What is the deal with those 'violation letters' from Dickson Properties?

Have you received a letter from Dickson Properties indicating that you are in violation of the HOA Covenants or Architectural Guidelines? Have you ever wondered how these rules are enforced? If so, this article is for you!

A representative from Dickson Properties drives through the community noting various violations, such as; cars parked on street, basketball goals on the street, un-maintained lawns, etc.

If a residence is in violation of a covenant or guideline, then the following occurs:

- o First a letter is sent to the homeowner by Dickson Properties stating the violation and outlining a certain number of days to correct the violation.
- o Then, if the violation is not corrected within the specified time frame, a second letter by Dickson Properties is sent with even less time given to correct the specified violation.
- o If the violation still exists, a due process notice is sent by Dickson Properties inviting the homeowner to appear before the Board at the next scheduled meeting. The board will then decide if any fines are warranted. **Remember, Fines up to \$100 per occurrence may be assessed.**
- o The fine goes into effect 5 days after the hearing, so there is still the opportunity to correct the violation before the fines actually begin. The hearing is held whether the homeowner shows up or not.

Please note that letters are not sent from any of the Landings at Neuse Crossing Board Members. Board members are not made aware of which residents have been sent letters until the next board meeting.

Landings at Neuse Crossing Board of Directors President

Brandt Barretto president@landingsatneusecrossing.com

Vice President

Anthony Integlia

vice_president@landingatneusecrossing.com

Secretary/Treasurer

Kalena Kelly Blue treasurer@landingsatneusecrossing.com

Dickson Properties Property Manager

Karen Bayless karen@dickson-properties.com

(Phone) 919-459-1868 (Fax) 919-459-1861

As a reminder, Architectural requests should be sent to Karen Bayless at Karen@dickson-properties.com

Fax 919-459-1861

Or mail

210 Towne Village Drive Cary NC 27513

What needs approval by the Architectural Control Committee?

Any exterior change or additions to your home or its landscaping...

Expanding the deck, adding a screened porch or installing a fence.

Adding flags, birdbaths, hot tubs, etc.

Expanding the original planting beds (50% of your front yard must be grass).

Changing from pine straw, hardwood or bark mulch to a decorative mulch such as gravel mulch, synthetic mulch.

A newly revised Architectural Controls book will be arriving soon...if you aren't sure or cannot locate your specific item in the current documents, please call Karen at Dickson Properties Inc.