

Community Website

www.landingsatneusecrossing.com

Create a profile to:

Get electronic newsletters

Receive emails about
upcoming events

RSVP for neighborhood
events



St. Patrick Day Pizza Party

The St. Patrick's Day pizza party will be held at 1:30 p.m. on Saturday, March 21st on Brook Spring Way (the short street halfway down Landing Falls Lane).

Pizza, soft drinks, and entertainment will be provided. A neighborhood-wide scavenger hunt will be held (fun for all ages).

Come join us and be sure to wear something green! Please bring your own chairs.

Please log in to your Homeowner Profile by Monday, March 16th to RSVP.

Letter from the President by Brandt Barretto

Hello everyone, and Happy 2009 to all of you. We've made it through the holidays, and I have to say that it was great to wander the neighborhood during the holidays to see everyone's decorations and light displays. The Social Committee has done a great job since the Homeowner's Meeting in November to come up with activities, and the Holiday Decorating contest was a real hit!

Congratulations to all who participated, and especially to those who won prizes this year!

We've got committees ramping up, and all sorts of activities planned for the year. We've got a St. Paddy's Day Pizza Party

and Scavenger Hunt, a Community Yard Sale, and our Second Annual Summer Bash. We'll announce these activities through newsletters and our website (<http://www.landingsatneusecrossing.com>) -- and you'll be able to RSVP for these events as applicable from the website.

If you haven't created your homeowner profile, please do that so it will be easier to find out about and participate in the various neighborhood activities.

Now that the weather will be warming up, I look forward to getting out of the house more and seeing everyone throughout the neighborhood.

Don't be shy -- if you see someone you don't know, introduce yourself! Find some other families with kids and set up play groups...let's see what we can do to make this neighborhood like what many of us remember from our youth when kids were out playing and parents knew each other.

Sure, we live in a different age of two-earner families, long school schedules, and extra-curricular activities -- but let's not ignore the resources we have right outside our front doors!

Community Policy Reminders

- ◆ Motor vehicles may not be parked or kept on any street in the subdivision overnight. Please utilize all available space in your driveway for your vehicles.
- ◆ Always store your trash can in the rear of your home or in the garage and out of sight from the street.
- ◆ Front yard art (anything other than potted plants) may not be displayed without prior approval of the Architectural Committee



Holiday House of the Year Winners



Best in Daylight
Yolanda Patterson & Joe Brown



Adults Choice
Dan & Jennifer Staniszewski



Kids Choice
Francisca De Heraclio

Your Board of Directors

President:
Brandt Barretto

Vice President:
Anthony Integlia

Treasurer:
Kalena Kelly Blue

Secretary:
Sharon Dawson

Director at Large
Carl Larsen

Property Manager:
Karen Bayless
at Dickson Properties

karen@dickson-properties.com

919-459-1868 phone
919-459-1861fax

Architectural Requests
should be sent to Karen
Bayless via email, fax, or
mail to:
210 Towne Village Drive
Cary NC 27513

Website New Years Drawing

Thanks to everyone who participated in this opportunity to win a \$25 gift card.

Congratulations to our winner
Deb Johnson !

You can email each board member using their title. For example, president@landingsatneusecrossings.com

Have Comments or Suggestions for the Social Committee?

To send your comments or suggestions to the Social Committee:

1. Create a Homeowner Profile if you haven't already in order to Login
2. Click on the Committees button
3. Scroll down to the bottom of the Committees page under Social Committee
4. Click on the link for: Send this committee a message.

This will open up a message window where you can send us your thoughts, ideas or to volunteer to help with upcoming events.

Architectural Committee

The Architectural Committee will have their first meeting in March.

The objective of this committee is to review Architectural Requests and verify that they comply with our current bylaws and guidelines.

If you would like to be a part of this committee, please email Brandt at president@landingsatneusecrossings.com

Upcoming Social Events

March 21st
St. Patrick's Day Pizza Party. Mid March pizza party to brush off winter, put on something green and meet your neighbors. Pizza, drinks and treats provided and a neighborhood scavenger hunt held. Be sure to visit our website to RSVP for the fun by March 16th.

May or June
Community Garage Sale. Looking to clean out those attics and garages and to make a buck? In May/June we are looking to organize a Community Garage sale. As more details are available they will be posted to the Events section of the website along with a place to RSVP for those homeowners who wish to participate.

Early July
2nd Annual Summer Bash. It's back! Building on the success of last year's mid-Summer bash our summer block party is back. The date and details are still being determined so be sure to visit the Events section for updates, and the Committees page to submit suggestions, ideas or to volunteer for this or any event.

Talking Trash by Sharon Dawson

I hope this article educates and inspires you to recycle more and throw away less.

The City of Raleigh has done a great job expanding the recycling options from the days of old. They can now accept cardboard boxes as long as they are cut down in size. Many toiletries, cleaning, and laundry products come in recyclable containers that can be added if they are rinsed out. All that junk mail and those restaurant flyers we get in/on/and around our mailboxes - recycle!

Looking for a place to recycle or donate those old

books, cell phones, shoes, VCR tapes? Visit <http://tipnut.com/how-to-recycle-anything/> to find an A-Z guide of how to recycle everything.

<http://raleigh.craigslist.org/> is another great way to sell or giveaway unused items.

The City of Raleigh also runs a Swap Shop where you can donate items in working, useable condition, or help yourself to those available at the shop. This is open from Monday - Saturday, 7 a.m. - 4 p.m. at the City of Raleigh Yard Waste Center at 900 North New Hope Road, which is just 10 miles away from our

neighborhood.

If space is an issue, you can purchase an additional garbage cart or recycle bin from Solid Waste Services. You can also get a broken cart fixed, or a replacement for one that went missing. You can reach Solid Waste Services at 831-6890.

For those quirky trash items such as paints, chemicals, or automotive products, you can deliver them to the North Wake Landfill. It's only six miles away off of Durant Road.



Treasurers Report by Kalena Kelly Blue

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

Cash	\$30,913.07
BB&T CD	\$5,190.90
RBC CD	\$20,000.00
Capital Bank CD	\$10,000.00

The major change since the August 2008 newsletter is the purchase of another CD in October 2008 in the amount of \$10,000. The Board is continuing to think of creative ways to make our money work for us.

Please be aware of the following policies on delinquencies of dues:

By-Laws

Article VII Powers & Duties of the Board of Directors

Section 2. Duties. It shall be the duty of the Board of Directors to:

(c.) (3) foreclose the lien against any property for which assessments are not paid within 30 days after due date or to bring an action at law against the owner personally obligated to pay the same.

Declaration of Covenants, Conditions and Restrictions

Article V Section 1. Creation of the Lien and Personal Obligation of Assessments.

“... each Owner of any Lot by acceptance of a deed therefore, whether or not I shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges; and (2) special assessments ... Than annual and special assessments, together with interest, costs, and reasonable attorney’s fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorney’s fees. Shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due.

Article V Section 11 Effect of Non-payment of Assessments: Remedies of the Association.

Any assessment not paid for a period of thirty (30) days or longer after the due date shall bear interest of 1.5% (percent) per month from the due date and shall constitute a lien on that Lot when a claim of lien is filed of record in the office of the Wake County Clerk of Superior Court in the manner provided in GS 47F-3-116(g). The Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property and in either event interest, costs and reasonable attorney’s fees of any such action shall be added to the assessment. Foreclosure is to be in the same manner as that of Deeds of Trust, foreclosed under Article 2A of Chapter 45 of the North Carolina General Statutes. No Owner may waive of otherwise escape liability for the assessments provided for herein by nonuse of Common Area or abandonment of his Lot. “

Would you like this newsletter by email?

Would you like it in full color?

Please establish a homeowner profile on our website at www.landingsatneusecrossings.com. Each homeowner with a profile will receive the newsletter by email. This saves us time delivering the physical copies, the paper they are printed on, and the costs incurred to make the copies.

Would you like to write an article for this newsletter?

Please contact Newsletter Editor Sharon at secretary@landingsatneusecrossings.com.