

# LINDEN RIDGE NEWS

The Linden Ridge Homeowners Association

www.LindenRidge.org

Fall 2007

## ROADS IN LINDEN RIDGE

Many of you will have noticed maintenance work going on around the sub-division on the roads, ditches and other communal areas. This work is being undertaken by the developer in preparation for the adoption of the roads by the state. There will be huge advantages in having the state officially adopt our roads. Most importantly, the large cost of resurfacing (when this becomes needed in a few years) will not fall on homeowners. Secondly, enforcement of standards and state highways law will become the responsibility of state authorities. We hope to update you on this process at our AGM In November.

## WHERE DO MY DUES GO?

In the past six months many households have paid up their outstanding dues and the community thanks all those who have literally kept the community in motion. The homeowners association and many residents understand that maintaining the neighborhood, communal areas, retention pond, entranceways, state mandated insurance and other running costs of the community takes a constant influx of finance but the community and the HOA works hard to make every dollar stretch as far as it can. The HOA has accounts statements and records that are available to any homeowner on request and we intend to publish full budgets moving into the next year. Our annual dues of \$120 are still among the very lowest in Wilmington and the committee's top priority is to keep it that way! Every homeowner has a say in how the money is spent. Why not come along to our AGM on Tuesday November 13th at 7PM at the Amerihost and make your voice heard!

## COMMUNITY BY LAWS—UNDER REVIEW

Our community by-laws, put in place when the community was founded and which have served us well so far, are undergoing a review. We hope to make these simpler to read and understand, with actual examples for each clause so we each know our rights and can more easily keep the community standards and values high, as well as make penalties clear. Every homeowner is invited to give their input or ask questions about the laws at any time. The best way you can have your say in the community is to attend our regular HOA meetings and help shape our neighborhood's future. Our AGM is on }November 13th. Why not come along and help make a difference?

## KEEPING STANDARDS AND HOUSE VALUES HIGH

A drop in standards and appearance throughout the neighborhood may already be reducing house values by 10-20%!!

Residents can easily reverse this trend and keep their property values at maximum by ensuring they maintain attractive exteriors and abide by the community by-laws. You can help by:

KEEPING LAWNS MOWED AND EDGED  
KEEPING SIDINGS AND MAILBOXES CLEAN  
KEEPING DRIVEWAYS FOR VEHICLES ONLY

It only takes a little work to keep our neighborhood up to the high standards that attracted us to it when we moved in. If we work together we will always have a community we can be more than proud of!

## YARD SALE — 20th OCTOBER!

A community wide yard sale has been scheduled for October 20th (October 27th if wet) from dawn to midday. Why not clear out that attic, garage or cupboard and make a few dollars in the run up to the holiday season?

## USE YOUR COMMON AREA

The common area on the corner of Linden Ridge and Hedingham Lane is there for all homeowners to use. Whether for a game of touch football or extra parking if you are having a house event, this is your ground and it is there for you to use.

## AGM—NOVEMBER 13TH

Our AGM including all elections of committee members will be held at the Amerihost on Carolina Beach Rd at 7PM on 13th November this year. By far the most important community meeting of the year, many very important topics will be up for debate and vote. This is a chance for each homeowner to have a voice in moving their community forward in the best ways for every home. Every home matters, every voice counts.

## YOUR LOCAL HOMEOWNERS COMMITTEE CONTACTS

|                       |               |              |                       |                           |
|-----------------------|---------------|--------------|-----------------------|---------------------------|
| Acting President      | Dean Webb     | 910 796 0867 | 105 Delham Court      | vp@lindenridge.org        |
| Treasurer             | Peggy O'Leary | 910 452 7848 | 4521 Alder Ridge Road | treasurer@lindenridge.org |
| Secretary / Webmaster | Han Hills     | 910 452 1258 | 104 Hedingham Court   | webmaster@lindenridge.org |
| Member at Large       | Neil Bradshaw | 910 792 0462 | 101 Delham Court      | atlarge@lindenridge.org   |

# ANNUAL GENERAL MEETING NOV 13TH!

The most important meeting of the year is going to be held at the Amerihost at 7PM on 13 November. This is the meeting that will decide the elections and policy for the next year and every homeowner should be there!

## ELECTIONS

Every position is up for election this November and you can play a part. Nominations are open until the meeting. If you feel you could play a part in the administration of our community why not put your name forward? The positions open are:

### President

(Incumbent: Dean Webb)

Elected head and representative of the community. This individual must be willing to devote time to any administrative or legal activities that present themselves.

### Vice-President

(Incumbent: None)

Deputy to the above and willing to take on similar activities and duties.

### Treasurer

(Incumbent: Peggy O'Leary)

Primary financial responsibilities including maintenance of accounts and collection of homeowners dues as well as budget preparation and financial reporting.

### Secretary

(Incumbent: Han Hills)

Holder of all association documentation as well as records keeping and production of newsletters and announcements.

### At Large

(Incumbent: Neil Bradshaw)

Responsibilities include representing and dealing with homeowners on a day to day basis. This also includes dealing with contractors and other third party individuals.

(All candidates to each position must be subject to a full background check as financial responsibilities are at stake)

There are two ways you can make a difference. Either offer yourself as a candidate for one of the above positions or cast a vote (or by proxy) for a candidate. This is your community. Everything you do makes a difference.

It is important that Linden Ridge homeowners have a say in the running of their Home Owners Association.

If you would like to be nominated for any of the above positions please either attend the AGM with one seconding homeowner in attendance or send your nomination with seconding signature to 104 Hedingham Court before the AGM.

We understand that it is difficult for many homeowners to attend the HOA meetings. After hours on a Tuesday has become standard as it was felt that this was more likely to enable attendance. If, however, we receive petitions for another week time we will change this to suit the homeowners.

The Home Owners Association exists solely to represent the best interests of households within the Linden Ridge subdivision and will continue to do so. Not a penny goes to paying the volunteers for their services and all continue to hope Linden Ridge remains a premier community within Wilmington.



*Linden Ridge on Google Earth*

## IMPORTANT ISSUES AT THE AGM HOA MANAGEMENT

It has been proposed that aspects of the management of the subdivision are outsourced to a third party company. The current HOA has researched this to an extensive degree and believe this would be beneficial to the future of our subdivision. We need proper and legal enforcement of our communal bylaws and standards and this can much better be achieved by a third party contracted to the HOA. Third party management offers the advantages of experience and professional understanding. Our community would be equipped to maintain and enforce the standards that homeowners enjoyed upon entering the community as well as giving each homeowner a central professional point of contact for all issues of the community. Along side this we would have professional collection, auditing and budgeting capabilities that would allow the community to maintain the standards that create a best value environment for homeowners. Although this may mean a minor increase in dues this will also mean a strong increase in sub-division security and all the actions homeowners expect to maintain house prices and community standards. We expect that by adopting this policy we can carry our neighborhood forward in the way best for property owners and residents. We invite you to debate this with us!

STAY UP TO DATE AND FIND ALL YOUR LOCAL COMMUNITY  
INFORMATION AT YOUR NEIGHBORHOOD WEBSITE:

**WWW.LINDENRIDGE.ORG**

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