

LINDEN RIDGE STOP PRESS!

After our board meeting Tuesday we felt there was enough updated news for an extra section. We hope you enjoy it!

NEXT PUBLIC MEETING SATURDAY SEPTEMBER 6TH 10AM HALYBURTON PARK

By popular demand, and due to very low turnout on Tuesday evenings, we have decided to move the meeting to Saturday morning, and to a location parents can bring children and that will take advantage of the fantastic North Carolina climate.

Several weeks before the meeting we will publish a full agenda of items that will be discussed, along with any voting motions known at that time. However, many issues are not placed before members for vote until the meeting, so it is important to attend if possible. If you cannot attend but have strong feelings on any issue please send your views to be read into the minutes, or your proxy household vote on any point of contention. It is vital that we have as many households represented on every issue that arises within the Association and we value every input from any homeowner or resident.

It has been brought to our attention that the rules put in place by the developer when the community was built specify that homeowners must be fully paid up in order to vote in members meetings. Specifically, article III, sub-section 6, states that:

"The voting rights attributable to a membership in the Association may not be exercised unless all assessments, and any interest, fees and costs associated therewith, which are attributable to the Lot giving rise to the membership are completely paid and up to date as of the date which is ten (10) days prior to the date of the meeting."

It is therefore vital that homeowners insure their dues are fully paid up at by at least August 27th or sooner. A list of households eligible to vote will be published ten days before the meeting on the website but you can check you are up to date by contacting our Treasurer on 616 7199.

Lastly, if you have any points you want raised at the meeting please contact one of the board who will be happy to add these to the agenda and raise them on your behalf. It all helps to move our community forward and keep values high, especially in the current economic crisis.

COMMUNAL AREA UPDATE

At the last board meeting the board voted to approve some preliminary improvements to the communal lot.

These will make the lot suitable for any of the planned improvements that will be placed before the homeowners for hopeful approval later in this year and, which can hopefully begin in early 2009.

The key change at this time will be the placement of a planted border between the communal lot and the adjacent lot, improving the look of the lot in general and also giving privacy to those at 203 Hedingham Lane.

Development of the communal area will undoubtedly be an important topic at the September meeting so please come along then and have your say!

ACCOUNTS UPDATE

In line with the mandate provided by previous board and members meetings the Association has contracted with a local CPA at a very reasonable rate to maintain the financial records of the Association and produce invoices for dues each April. In addition they will be producing a quarterly financial report which will contain a statement of Profit and Loss, a statement of Budgeted to Actual Expenditure and the current balance sheet of the Association. These items will be made available a few weeks after the completion of each quarter going forward and will also be available online at that time.

Our efforts to collect the dues outstanding in the community continue and, although many households are now fully up to date, several still refuse to return contact from the Association. In line with our agreed policy and the requirements of law, several property liens are about to be placed against these worst offenders as the last resort of obtaining the funds owed to the community. In each of these cases the board has made several attempts by phone and mail to collect the several years of outstanding funds, but as we are not a collection agency and these are hours volunteered by the board members, there must come a time when patience reaches it's end and firmer action must be taken.

If you have any doubts about whether you are up to date or have any questions about dues payments please don't hesitate to contact you HOA board. As always we are committed to fairness and keeping costs as low as possible.

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

WWW.LINDENRIDGE.ORG

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A NOTE ON THE NEW SIGN

As many of you will now have seen the new sign is mostly in place. The supports are due to be removed Saturday July 19th. We will also be adding some final finishing and undertaking an inspection for any minor touches from the supplier before we pay their invoice. The Association has worked hard to get this sign in at the best price and value to the Association and have had lots of positive feedback so far about this new installation. We were therefore surprised to find the following note taped to the new sign earlier in the week which we felt needed to be produced fully here and answered point by point to avoid any confusion about where we stand on these issues.

HOW LONG WILL IT TAKE THIS SIGN TO ROT LIKE THE OTHER SIGN DID? WILL THE BOARD SPEND MONEY AGAIN WE DO NOT HAVE, YES!! MAY BE EVEN MORE THAN THE \$1855 THEY SPENT ON THIS SIGN. COME TO THE MEETING AND VOICE YOUR OPION ON HOW THEY SPEND YOUR MONEY IF YOU DON'T THEY WILL SPEND HOW THEY WANT AND WILL ASK TO RAISE THE RATES AGAIN AND WILL BEFORE YOU KNOW IT YOU WILL PAY OVER \$200 AND HAVE NOTHING TO SHOW OTHER THAN A SIGN AND A COOK OUT THAT NO ONE VOTED FOR OTHER THEN THE BOARD!!!

(the note was anonymous and has been reproduced in full with grammar and spelling exactly as written).

“HOW LONG WILL IT TAKE THIS SING (sic) TO ROT?”

The previous sign, placed by the original developer, was insufficiently designed or treated to cope with long term weather issues. Over the course of the decade it suffered extensive water damage and had to be replaced.

In contracting for the new sign a primary and fundamental concern was that any installation would be designed and fully treated to last the maximum possible number of years. The new sign is constructed of weather treated cedar, painted with weatherproof coating and, most importantly, has a top flushing that will protect the internal structure from damage.

Additionally the sign is designed so that, once the boards settle fully in the next few months, the structure will have optimal breathing for the NC climate to again reduce potential moisture damage.

The board intends to undertake annual maintenance at negligible or zero cost to the Association to clean and maintain the sign as close to its current condition as can be achieved and all those involved with this purchase fully expect that, barring deliberate vandalism or act of god (for which we are insured) this sign will last for decades to come.

“WILL THE BOARD SPEND MONEY AGAIN WE DO NOT HAVE”

The sign installation was very carefully budgeted. No order was placed until many quotes had been obtained from different sources and the funds were fully in place in our bank account. Additionally, to reduce costs, board members, homeowners and their friends performed the actual installation, including the supply of concrete and labor at no cost or charge to the Association. This saved the community several hundred dollars.

As the sign is expected to last decades with little maintenance we do not expect any further outlay on the sign for many years to come.

“COME TO THE MEETING AND VOICE YOUR OPION (sic)”

The board could not agree with this sentiment more. Regular readers of this newsletter will have noticed that we constantly encourage every homeowner or resident to attend meetings and contribute to the life and future of our community. We have changed the time and place of the next members meeting SPECIFICALLY to make it easier for hard-working residents with families to attend and look forward to seeing you all there!

“THEY WILL SPEND HOW THEY WANT AND ASK TO RAISE THE RATES AGAIN”

All major purchases, financial outlay and community developments are placed before homeowners at meetings for discussion and vote. In addition, the board works very hard to save any money where possible. Many aspects of community life, such as this newsletter, are produced and donated free of charge by board members and other community minded residents.

The annual dues, still some of the lowest in Wilmington, have been raised ONCE in six years from \$100 to \$120 per annum to cover increased costs and responsibilities on the part of the Association. It should be remembered that board members are also homeowners and so have no wish to see annual dues grow any more than is absolutely necessary.

“NOTHING TO SHOW OTHER THAN A SIGN AND A COOK OUT THAT NO ONE VOTED FOR OTHER THAN THE BOARD”

Both the sign and the recent party were voted for at members meetings and each was passed by overwhelming majority vote (one vote against by the same household in each case). Again, we encourage all in the community to attend meetings and let us know what you think about every aspect of what we do on your behalf.

The Association and the board undertake much more than simply a sign and a “cook out”. We insure that communal areas are maintained, that the community is fully insured and properly represented locally as well as a great many other issues that are taken care of on your behalf. We also try to insure that homeowners are fully informed on all local issues and work hard to keep property values high.

We welcome all feedback of any kind about the progress of the community but hope that this note, and the views of its author do not represent the majority viewpoint.

We appreciate all feedback from the community and will answer any concerns or questions residents or homeowners may have.

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