

LINDEN RIDGE NEWS

The Linden Ridge Homeowners Association

www.LindenRidge.org

Spring / Summer 2007

SPECIAL UPDATE!

RETENTION POND

The community retention pond is now ours to maintain and the Homeowners Association committee has been working to get the best value quote for the job. Currently it seems it may cost as much as \$2000 to bring the pond up to code and another \$150 per month to clean, remove debris and add chemicals to the pond. Though the committee plans to research this further to see all savings that can be made but we do know this:

Maintaining the pond is State Mandated and if inspected and found below code the state can impose a fine across our community as a penalty. The good news is that, if judged below standard, we will be given a period of time to remedy the pond before a fine is imposed.

ALLIGATOR UPDATE

Members of the committee have had an ongoing dialogue with a representative of the Nature Reserve and he has assured us that, at it's current size, the Alligator resident in the retention pond is no threat at all to the people or pets in Linden Ridge. He informed us that it is not their policy to remove such a small animal but if in future he were to grow substantially bigger (roughly double the size at present) they will then be happy to take action. It is, however, important that residents and visitors in Linden Ridge do not feed the Alligator. We thank you in advance for your cooperation in this.



HOA MEETING JUNE 26TH

As we are no longer able to hold the annual summer block party we are holding a standard Homeowners Association meeting on Tuesday June 26th at the Amerihost, Carolina Beach Road at 7PM. Residents are strongly encouraged to attend if available and have a say in the running, management and upkeep of your community. We look forward to seeing you there!

BLOCK PARTY CANCELLED!

It is with sadness that the committee has voted to cancel this year's community block party. The cause is a simple one, lack of funds. On top of issues such as the repair of the entrance sign, upkeep of the retention pond and the payment of mandated insurance on the community there are still a large number of homes in our community that have not paid their Homeowner's Association Dues, often for several years.

The committee has strived to keep the dues low for our community though outgoings continue to rise, and state mandated costs continue to place a heavy burden on funds. Unfortunately those who are willing to pay are now beginning to pay the price for the reluctance of others and the committee has had to emergency vote that the dues for 2007-2008 be increased to \$120 per household, effective immediately.

Notices are being sent out with this newsletter update and those that still refuse to pay will be served with liens on their property in due course.

If you have outstanding dues please help your community by paying these as soon as you can! The Homeowners Association was created by State Law and so households have a legal responsibility to pay.

Paying your dues is very easy!

Simply make your checks payable to "Linden Ridge HOA" and send or deliver to our Treasurer, Peggy O'Leary at 4521 Alder Ridge Road, 28412.

If you have a question about the dues owed by your household please don't hesitate to call or e-mail our treasurer, Peggy (contact details below).

Every penny of the money you pay goes to maintaining our community to the standards you expect and the state requires. The committee themselves receive absolutely no compensation for their work on your behalf.

Not paying your state mandated dues not only hurts your community but can hurt your pocket as well! Dues in arrears are assessed an 18% interest charge per year and if we are forced to place a lien on overdue properties that can cost them from \$150 additionally in legal fees.

Why not have more of a say in your community? The Homeowners Association now plans to meet on Tuesday June 26th at 7PM at the Amerihost on Carolina Beach Road off Monkey Junction. Every member makes a difference. We hope to see you there!

YOUR LOCAL HOMEOWNERS COMMITTEE CONTACTS

President	Tom Perry	910 452 4743	100 Talamore Court	president@lindenridge.org
Vice-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