

The Valleyfield Voice

July 01, 2005

Volume 2005, Issue 2

Special points of interest:

- **Community Town Hall Meeting July 20th, 7:00 PM, at the Hunt Community Center**
- **Carolina Property Associates has moved. See page 4 for their new address.**
- **Declaration Amendment Attorney, Joseph L. Tart, 904-D West Board Street Dunn, NC 28334 (910) 892-5388**
- **Please help the community by reporting vandalism and other illegal activities to the authorities immediately.**
- **President, Arnie Sheldon Vice-Presidents, Dori Barnard & Laura Bradley Treasurer, Tony Perry Secretary, Joe Krager**
- **Contact the Board via E-mail at: board@valleyfieldhoa.org**

Declaration Amendment Coming!!!

Want to keep your neighbor from painting his house pink with blue polka dots? How would you like to have an eighteen wheeler parked on your street? The Valleyfield HOA Board of Directors is actively working to restore our right to fine homeowners who act in violation of our



restrictive covenants. We have retained Joe Tart, an attorney from Dunn, NC, to draft the necessary amendment and guide us through the amendment process. We ex-

pect to submit the amendment to the community via mail before our next Town Hall meeting on July 20.

This is a very important vote, so everyone please mark your calendars to attend.

In the meantime, please remember that the VHOA can

enforce the collection of dues and impose liens when dues are not paid. The Board has the right to restrict access to community property for noncompliance of the

restrictive covenants. We also have the right, as does any member of our community, to use legal injunctions to prevent homeowners from acting against the covenants – meaning getting the to court issue an order for them to stop the non-compliance. Finally, many of our covenants, particularly those that pertain to signs, commercial vehicles, and animal control, are also covered by town ordinances.

Remember, we all have a huge financial investment and pride in our homes and community, so be mindful of any actions that might be a detriment to everyone's property values.

We're in the Money

Anyone that attended the April Community Town Hall meeting probably was a little concerned to find out that the Association only had about \$5,000 to its name. Where were all our dues going? What happens in case of a disaster? After gaining two new members, the Board set out to investigate this issue and found that the Association has much more than originally thought. The misconception was due to some accounting issues with Carolina Property Associates. These accounting issues have been corrected thanks to Tony Perry, our resident CPA and Treasurer of the Board.

After fixing the community's records and consolidating our accounts, we found that we are doing much better than originally reported. Currently, we have unrestricted funds of about \$30,000! Baby, let's go to Vegas? Seriously... we have decided to take a conservative approach to the management of the Community's money because that was the overriding feeling of the people attending the

last meeting. The majority of the people, as well as the Board, felt that a large reserve of cash should be kept to safeguard us in case of unfortunate circumstances. Sure, we have adequate insurance, but not everything can be insured, right?

Instead of simply having a low (or zero) interest rate checking account, the Board has recently decided to put \$20,000 in a risk-free, certificate of deposit that accrues interest at over 4% per year. Putting the money aside in this manner will ensure that the reserves do not erode over time due to inflation; all the while keeping the funds available if needed. The Board has adopted a policy of periodically comparing the operating expenses

to the checking account balance so that we can continue to manage our dues payments efficiently. Currently we expect to add to our savings account every quarter.



Do you want to have a voice in what the Community does with our money? Do you think you have an idea we would all benefit from? Are

there any capital improvements you would like to see in Valleyfield? Bring all your money questions and suggestions to the next Community Town Hall meeting! We're hoping that you all will share in the experience to make our neighborhood a better place to live.

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After less than three months of operation, our website (<http://www.valleyfieldhoa.com> or <http://www.valleyfieldhoa.org>) has seen its fair share of visitors. Even though the counter does not provide accurate counts of the number of different users that have accessed the website, we believe that it is fair to say that the majority of our community has had an opportunity to search our website.

The design and creation phase of the website wrapped up this month after loads of work and e-mails between the Board and our webmaster. After hiring the webmaster, BeachSite Designs back in March, we have seen our site come back to life. We believe that the simplistic format isn't going to be winning our community any website design awards, but will benefit all community mem-

bers regardless of their computer expertise.

Starting in July, we are rolling into the next phase of the website maintenance. There are a few areas of the website which are still under construction, but the vast majority of what will change on the website will occur around the 1st and 15th of each month. Please continue to access the website on a regular basis for these regular updates and information from the Board and other members of the community.

One of the most popular features of the website thus far has been the Bulletin Board. The advertised purpose of this feature was to enable members of the community to advertise various services and items for sale. Members of the community have taken the time to advertise goods for sale, services needed, and send questions to the Board and other neighbors in our

community. The Board welcomes everyone to post what ever they wish to the bulletin board. All we ask is that you follow the guidelines posted and keep the arguments to a minimum. Remember, anyone with Internet access can view our site and make judgments about our community from this.

The Board will continue to ensure our site stays as updated as possible. If anyone has any suggestions for improvements or would like to make any contributions, please e-mail Joe Krager (jkrager@nc.rr.com). We are seeking pictures from various events and members of the community at play who would be willing to be posted on the website. We will take any and all help with the maintenance of our site we can get from the community.

Fireworks Safety for Parents & Kids

July 4 is a time for barbeques, outdoor picnics, and the excitement of fireworks. The Board would like to take the opportunity to remind everyone of the need for safety with fireworks for everyone's family:

- Never give fireworks to young children. Close adult supervision of all fireworks activities is mandatory. Even sparklers can be unsafe if used improperly.
- Select and use only legal devices. If you choose to celebrate the Fourth of July with fireworks, check with your local police department to determine what fireworks can be legally discharged in your area.
- Stay away from illegal explosives. Illegal explosive devices cause serious injuries around the Fourth of July holiday. These devices are commonly known as M-80s, M-100s, blockbusters or quarterpounders. These items

were federally banned in 1966. Most are easily identifiable by their lack of labels.

- Don't purchase or use unlabeled fireworks. If you are aware of anyone selling such devices, contact your local police department
- Pets have very sensitive ears and the booms and bangs associated with a fireworks display can be quite uncomfortable - particularly to dogs. In fact, the noises can actually hurt their ears. Leave pets at home if



you are going to a fireworks show.

- Before starting have a hose or bucket of water nearby.
- Never use a sparkler in the middle of a large crowd. Never throw a sparkler. Never run with a sparkler. Sparklers burn at 1800 degrees Fahrenheit, that's almost hot enough to melt gold, and they stay hot long after the spark has gone out.
- Don't let kids handle lighters or matches.
- Use common sense.

We hope everyone enjoys the fireworks shows and everyone, please have a safe and fun Fourth of

July!

Information on Interest Charges & Foreclosure

Moving forward with the work done by previous Boards, this Board has continued our efforts to collect back dues owed us by various homeowners.

As some of you may be aware after reading the discussions on the Bulletin Board, the Board is working to charge interest to those homeowners who haven't paid their quarterly dues. On everyone's recent statement from CPA, a due date has now been used. Failure to pay dues by the due date will result in interest being charge on this amount following the due date. It has been reported that interest was not being charge on accounts that are currently past due because of an oversight

from the previous Boards and CPA. This is a major accounting issue that the current Board is working with CPA to correct at this time.

We are proud to report that since our April Town Hall meeting, over \$4300.00 has been collected from homeowners that were previously delinquent in their dues.

Unfortunately, there are still some holdouts, so the Board has been forced to move to the next step in the collection process. As allowed by our Covenants & Restrictions, the Board has filed petitions for Foreclosure of Lien against three homeowners. The amount of back dues owed by these three homeowners exceeds \$3000. All three homeowners have been given ample time and opportunity to pay their debt. Various measures have been used to attempt to collect the debt including opportunities to ex-

plain to the Board why they haven't paid their dues, certified letters, and liens. Being forced to move to this step is unfortunate, but the Board felt it is in the best interest of our community to do so.

On a related topic, the Board has been asked to post names of homeowners who are delinquent in paying their dues. In North Carolina, foreclosures and liens are a matter of public record for those who are willing to take the time to look them up. However, the initial step of whether a homeowner has paid their dues is not published information, and is protected by federal privacy laws. Given this initial protection, it is the policy of this Board to not publish the identities of any homeowner owing back dues, regardless of what stage of debt collection process we are in.

Pool Information

Our pool is now open for the summer! If you have not received your pool card, please download the form off the Valleyfield website (<http://www.valleyfieldhoa.com>) and submit it to 721 Morton Farm Road in the marked box by the front door. Only VHOA members currently in good standing on their dues payments will be given pool keys. Please do not let anyone into the pool without a key – if they don't have their key, they are either not a member of our community, behind by more than two quarters on their dues, or have not completed a pool card key form. The Board reserves the right to suspend the pool privileges of anyone who knowingly lets an ineligible homeowner into the pool. We want everyone to have an enjoyable swimming experience, so please remember our other pool rules:

1. Children under 14 years of age

- must be accompanied by a relative or sitter 16 years of age or older.
- 2. Pool hours are from 9:00 AM to dusk.
- 3. Homeowners are limited to two guests. Guests must be accompanied by an adult resident at all times.
- 4. All persons must shower before entering the pool.
- 5. Only appropriate swimming attire is allowed.
- 6. No animals of any kind are allowed in the pool area.
- 7. No glass containers of any kind are allowed in the pool area.
- 8. No one should swim alone.
- 9. No bicycles, skateboards, or scooters are allowed in the pool area.
- 10. No floats or rafts larger than three feet are allowed in the pool

- on weekends.
- 11. No running or horseplay is allowed in the pool areas.
- 12. No one with an infectious disease, inflamed eyes, nasal or ear discharge, open wounds or bandages will be allowed in the pool.
- 13. Do not litter. All paper and trash must be put in the trashcans that are provided.
- 14. Residents will be responsible for the actions of their children and their guests and the cost of any property damage will be charged to the responsible resident.
- 15. The management will not be responsible for the loss or damage to any personal property of any kind.

Happy swimming, everybody!

We hope everyone enjoyed using the pool so far this summer and especially the pool party the first weekend in June.

The Board plans to hold more events throughout the summer and would appreciate any of your ideas and volunteers. Please log on to the website and submit your ideas on the Bulletin Board.

Lawn Repair Help

The following website is meant to help anyone

who may be having

problems with their

lawns this summer.

Check it out!

<http://www.bhg.com/bhg/story.jhtml?storyid=/templatedata/bhg/story/data/14893.xml>

Town Hall Meeting Announcement

Building on the success of our meeting in April, we are planning our second quarter Community Town Hall meeting for this month. The meeting will be held again at the Hunt Community Center at 7:00PM on Wednesday, July 20th.

This will be a very important meeting. We will be voting on revisions to our community documents that will allow us to better enforce our Covenants & Restrictions and Architectural Guidelines. A majority vote, two-thirds of the community,

is needed for the revisions to be adopted so it is important that everyone make an effort to attend the meeting and cast their vote. (Proxy votes will be collected before the meeting, for those who can't attend.) We will address a proposal requested by a homeowner via the bulletin board to prohibit alcohol at the pool and community events. There will be a discussion of our financial standing, as well as a discussion of plans for where to spend our money going forward. As be-

fore, we will use this meeting to hear from homeowners on any topics of interest.

An announcement will be sent out to all homeowners prior to the meeting with information on the amendment and an agenda. Signs will be placed at each entrance to our community as before for a reminder the week of the meeting. Again, this will be a very important meeting and we hope to see as many of you as possible.



One of the benefits of living in this area of North Carolina is the many lakes and easy access to the Ocean. It is no wonder why countless people in this area, including many in our Community, have boats. However, homeowners in our community must be sure not to leave boats in their driveways for extended periods of time. Parking boats out in the open detracts from the beauty of the neighborhood and can become unsightly.

The Valleyfield Covenants

and Restrictions prohibit boats and recreational vehicles in Article 1.8. This Article states, "No boats, trailers, or recreational vehicles shall be regularly parked or stored on any street, or on any lot except in a garage."

It is understandable that people need to take their boats out of the water for service and seasonal prepping, however, please be courteous to your neighbors who don't have boats, and don't want them in their neighborhood. If possible, park the boat in a garage while it is in the neighborhood. If you expect your boat to be out of the water

for any length of time consider setting up a storage space. There are numerous places around town for people to store boats and other recreational vehicles. Either way, be courteous to your fellow neighbors. After all, boats aren't made for driveways, they are made for the water!

Make sure to keep this article in mind as its intent is to benefit every homeowner in the community.

Boat Storage



Valleyfield Homeowners Association, Inc.

Management Company:

Carolina Property Associates

1140 Holly Springs Road, Suite 111

Holly Springs, NC 27540

Phone: 919-557-3430

Contact the Board via e-mail at

board@valleyfieldhoa.org

or via phone at

(919) 616-3135

WE'RE ON THE WEB!

[HTTP://WWW.VALLEYFIELDHOA.ORG](http://www.valleyfieldhoa.org)

OR

[HTTP://WWW.VALLEYFIELDHOA.COM](http://www.valleyfieldhoa.com)

Pool Gate Vandalism

As was announced on the community website, the new pool gate was vandalized. It was reported to the Board that a homeowner was witnessed vandalizing the gate in order to gain access without a key. Unfortunately, there is currently only one witness to the vandalism, so to avoid a "he said, she said" situation, the community must bear the cost to repair the damage. If any other witnesses to the vandalism come forward, we will be able to bill the cost of the repair to those responsible. The cost to repair the gate is approximately \$200.



Please bear in mind that there are only three reasons why someone doesn't have a

key to the pool: (1) they have not yet turned in their pool card key request form; (2) they are delinquent in their dues; or (3) they don't live in our community. All homeowners should use their own pool card keys to gain access to the pool. Homeowners granting access to someone without a pool key may have their own access to the pool removed. This is only fair to those homeowners who are paying their homeowners dues. The Board tries to make every effort to ensure those who are not paying their dues don't get to use community property. As one homeowner recently said in an e-mail to the Board, "you have to pay to play". And in no case is vandalism of community property acceptable. We hope that everyone

will help the Board monitor the community's property to ensure further vandalism is reported immediately. Thanks for your help.

CPA has Moved

Our management company, Carolina Property Associates has moved to a new office in Holly Springs. They can be found in the new building next to the Learning Center on Holly Springs Road. Their address is 1140 Holly Springs Road, Suite 111. Their phone numbers have remained the same, but the name on the door has changed. If you arrive at their front door, you will see that they are going by the name Remax Executives. The owners of CPA have started a realty business (as you might have heard). However, the company, CPA, still exists and is the main company that is responsible for the management of our community. So, if you hear someone say CPA or Remax, you know they are probably the same people.

So, it's a bit further to drop off your quarterly dues payments, but still in town. They are currently working on getting a drop box installed outside the office for when they aren't in.