

Bulletin Boards are Back

As some of you might know, back in July the Board decided to take the bulletin board on the community's website offline due to negative impressions people from outside of our neighborhood were getting of Valleyfield. During the Community Town Hall Meeting, the Board brought it to a vote to find out if having a bulletin board on our website was something the community really wanted going forward. After much debate, the decision was made to put the bulletin board back on line with some alterations. After a months worth of work by our webmaster, Sandy Beach and Joe Krager, our secretary, the bulletin boards are back online. (PS- The cost was significantly less than first reported.)

Most of you already know this information, but the community's website can be found at either of the following addresses: www.valleyfieldhoa.com or www.valleyfieldhoa.org. Once there it is easy to navigate to the new links for the bulletin boards. Move your mouse cursor over the

"Contact & FAQs" link, and select "Community Bulletin Board" or "Classifieds" from the drop down menu that opens.

Those of you that remember the old bulletin board will find the Classifieds bulletin board to be very familiar. It is identical to the bulletin board format that we used previously. The only significant difference to this edition is its stated purpose. The Classifieds purpose is to allow anyone to advertise things for sale, services they are willing to perform (babysitting, pet sitting, lawn service, etc.), or requests for these services. The Board will make determinations on any postings they feel do not fit those criteria. The bulletin board is open for anyone with Internet access to read and we want to ensure that Valleyfield is seen as a great place to live.

The Community Bulletin Board is quite different than the previous addition. It is password protected and each member of the community will need to request a user identification and password to gain access.

This can be done by filling out the online form found on the Community Bulletin Board webpage. Once you receive your user identification password from Joe Krager, you will be able click on the Link to Community Bulletin Board to access the login screen. After you login, the bulletin board will be displayed. The bulletin board's rules can be found in the largest frame. Please read these rules and follow them. All postings can be viewed in the left frame under Contents. You will see that each posting is accompanied by the user identification assigned to that user. This was done to ensure accountability for everyone's postings. Finally, instead of making a new posting, you can now reply to postings that others have made by clicking the Reply link at the top of frame you are reading. This helps to let everyone know what your posting is in regards to. Hope you all enjoy.

Pool Closed for the Season

The pool closed on September 5th for the season. The Board received a few requests from members of the community to keep it open longer, but unfortunately, we could not accommodate those requests this year.

Due to the affects of changing pool contractors mid-season, the Board was forced to hire a pool

contractor whose fees for considerable more than was budgeted for the pool. Extending the season would have cost almost \$500/per week more than it would have been for our normal off-season rates. Several members of the community were already upset by the costs of the new pool contractor without the extended season. The Board could not justify the increase to accom-

modate a few members of the community.

The Board is planning to work hard during the off-season to find the right pool contractor for our community and will make every effort to extend the season next year. We hope that everyone enjoyed the pool this summer.

Inside this issue:

Town Hall Meeting	2
VHOA Finance Meeting	2
Pig Pickin'	2
Amendment News	3
Architectural Review Committee	3
Valleyfield Points-of-Contact	4
Miscellaneous Announcements	4

Special points of interest:

- Pig Pickin', Saturday, October 15th, games of kids at 2:00PM, eating at 4:00PM
- Town Hall Meeting, Saturday, October 15th, 3PM
- Halloween Trick-or-Treating, October 31st
- Finance Meeting, Tuesday, November 1st, 7PM



Town Hall Meetings

As was announced in our last newsletter, the community held its second quarterly Town Hall Meeting on July 20 at the Hunt Community Center.

There was a good turnout at this meeting – fifty homes represented – which was incredible. It was a pleasure to see so many people take time out of their busy lives to participate in the goings on of our community.



We had quite an aggressive agenda for this meeting and as such were not able to adequately address all the agenda items. We hope to have much less aggressive agendas for future meetings. We are also investigating alternate meeting venues that offer a better meeting environment in

terms of acoustics and heating/cooling.

Numerous topics were addressed including financials, website update, community improvements, future spending, pool contractor, and interest/liens/foreclosures. In addition, two issues were up for vote. One was a vote to allow or disallow alcohol at the pool. The majority voted to allow alcohol at

the pool. The second vote was in regards to the amendment to our Covenants/Restrictions. After much debate on the Covenants revision, it was decided to table the revision until we could better define some of the finer details. The Board is con-

tinuing to work on this issue and is enlisting the help of everyone in the community. See the Amendment article on page 3 for how you can make your opinions known.

As stated earlier, there were lots of topics discussed at the meeting – too many to discuss here. You can find the minutes from the meeting on our website at www.valleyfieldhoa.org.

Our next quarterly town hall meeting will coincide with our pig pickin', on Saturday October 8th. A financial meeting is scheduled for next month (see article below) where we will discuss in detail financial topics related to our community. We hope to see everyone at both these meetings.

As always, if you have any questions regarding this meeting or any other topic, please contact the Board via our email at board@valleyfieldhoa.org.

VHOA Finance Meeting

The VHOA Board of Directors wants everyone who is reading this article right now to stop reading it. That's right, stop reading it. We want you to stop reading so you can go get your calendars, bring it back to this article and write the following sentence down:

TELL US HOW AND WHERE TO SPEND YOUR MONEY...VHOA Board of Directors

Don't forget: November 1, 2005-VHOA Finance meeting, 7PM at a location to be advertised in the near future.

Due to community interest, the Board of Directors is going to have a meeting in which we talk strictly about money. Where do we stand, where are we headed. What should we spend money on? Should we spend any money at all?

We plan on objectively presenting all the facts about our expenses during the past year and the projected expenses for next year. After

we give the facts, you give the ideas. We have been given ideas by many different people at many different times. This meeting will be the best opportunity in the history of Valleyfield to talk exclusively about our finances.

We plan to bring bids for next year's pool contractor, entrances signs for Mizelle Meadow and Morton Farm Road, and Ground Maintenance. Please make every effort to attend and voice your opinion. This is your chance to lead our Community's financial decisions.

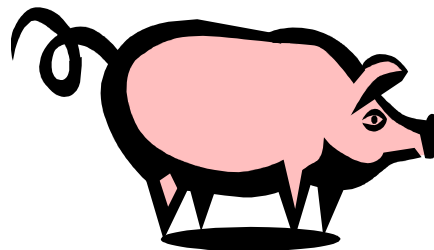
ANYONE UP FOR SOME SOUTHERN BARBEQUE???

One of the best aspects of living in this part of the country is the great food we can enjoy. As part of the agreement with the pool company from last summer, they are providing us with a entire pig for our community. We are going to be having the pig pickin' Saturday, October 8th at 4:00pm. This will be our summer ending celebration and hopefully an annual tradition. There will be play time for the kids from 2:00PM - 6:00PM with an inflatable slide and moon bounce. Additionally, in an effort to save money on a separate meeting, the Board will hold a short Town Hall Meet-

ing with a few announcements, and time to take questions from the community. If you would like to help us organize this event please feel free to contact us at board@valleyfieldhoa.org.

The vendor who will be cooking for us will also be providing tasty sides to complement our feast. Of course, we will also be providing the sweetest

sweet tea we can find. Make sure to keep this day open and tell your neighbors! Feel free to bring any sides you think we would enjoy. Everyone always loves a great dessert. As usual, the Association will not be providing alcoholic beverages so remember to BYOB!



Amendment News

As most of you know, at the last Town Hall Meeting we voted on a proposed revision to our Covenants and Restrictions.

The revision was to amend the document to allow the use of fines as a means to enforce the policies and regulations outlined in our documents.

Although many were in favor of the revision, some were not and others had some reservations with the way the amendment was worded. After some heated debate on the subject, it was voted to table the issue and revisit it after further discussion.

Since the meeting, the Board has had much debate over how to proceed with this amendment. What we have decided is that based on the importance of this issue, we want to put the decision of how to proceed in the community's hands. So we are outlining below the three possible ways to proceed with this issue and asking everyone in the community to cast their vote. We will go with the majority vote.

Option 1: Drop it - We can drop the issue altogether and move on to other things.

Pro: Neither the Board nor the Community has to deal any longer with what may be too controversial an issue. This would appeal to those who vehemently opposed the revision.

Con: We will still have no means other than withholding pool access from homeowners in violation to enforce our C&Rs and Architectural Guidelines. We could open ourselves to degrading the quality of our community and negatively affecting our

property values should people chose to take advantage of this situation.

Option 2: Rewrite the revision to allow fines but include more text outlining the fine structure and appeals process as well as clear up any ambiguities in the existing covenants.

Pro: The measure could pass this way if we get enough votes. Many of the people at the Town Hall Meeting that were in favor of fines but not in favor of the amendment the way it was written suggested this approach. If passed, this would provide our community a means to enforce our documents while also putting a system of checks and balances into the procedure.

Con: This will take more time and money (legal fees) to draft. The Board will solicit assistance from various members of the community with legal and business experience to help with this. However, given the amount of work required the amendment might not be ready for a vote before the end of this Board's term. Next year's Board may have to pick up where we leave off. Also, after all the extra money and effort, those who oppose the idea of fines in general may still be numerous enough to not allow the measure to pass.

Option 3: Amend the C&Rs to adopt the North Carolina Planned Community Act

Pro: Adoption of the NC PCA will put

into place many of the policies and procedures missing from our current documents. The PCA addresses many of the concerns voiced by those in favor of fines but not satisfied with the current wording of the amendment. By adopting the PCA now, we are establishing a procedural baseline for future amendments meaning we won't have to define the due process procedure for each and every subsequent amendment.

Con: The NC PCA does not give us the right to fine violators. So we still will not have a means other than legal injunction to address violations of our documents. In addition, the PCA states that all revisions to the Covenants and Restrictions require a 2/3 vote whereas our existing documents require a 2/3 vote for the first amendment and a 50% vote for all subsequent amendments. This limitation may hinder adoption of future amendments.

So these are the three paths the Board has determined. We are asking for the input of each and every member of the community on which path you would like us to take. If you have any questions about any of the options presented here, please do not hesitate to e-mail the Board for clarification. You may cast your vote (one per household please) via e-mail to the Board at board@valleyfieldhoa.org. Please include your name and address with your vote. Please take a few minutes and cast your vote.

Architectural Review Committee

Although we are winding down the home improvement season, every now and then we still get the itch to make improvements to our properties. We want to remind all homeowners that before embarking on an outside home improvement project, they

We all have a vested financial interest in our homes and maintaining a high level of quality to the improvements we make helps to increase everyone's property values.

should first check the Community Design Guidelines to see if their project requires ARC approval. The Community Design Guidelines can be found on our website at www.valleyfieldhoa.org.

It is important to pass your plans through the ARC as their job is to maintain a consistent and high quality "look and feel" to our commu-

nity. The ARC's approval process has been streamlined to ensure a quick turn around so homeowners don't have to wait an excessive period of time to start their project. We all have a vested financial interest in our homes and maintaining a high level of quality to the improvements we make helps to increase everyone's property values.

Please submit your ARC approval requests directly to the Board via our email at board@valleyfieldhoa.org.

**VALLEYFIELD
HOMEOWNERS
ASSOCIATION, INC**

Management Company:
Carolina Property Associates
1140 Holly Springs Road, Suite 111
Holly Springs, NC 27540

Phone: (919) 557-3430
or E-mail the Board of Directors at
E-mail: board@valleyfieldhoa.org

We're on the Web!
<http://www.valleyfieldhoa.org>
Or
<http://www.valleyfieldhoa.com>

Miscellaneous Announcements

It has been noticed that several street lamps throughout Valleyfield are on the fritz. If you notice a street lamp out or constantly flashing on and off through the night, please call Progress Energy and report it. They will come out within a day or two of being notified to change the bulbs at no charge to the community.

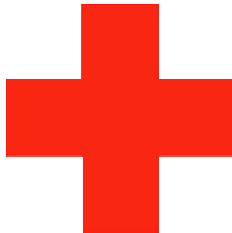
To report an outage, get the number off the street lamp (black and yellow labels) and go to the following website: <https://secure.progress-energy.com/sid/custservice/carres/electric/streetlight/index.asp>

It's a safety and security issue that we should all be aware of and help to ensure the lights stay on in Valleyfield. Thanks for your support.

Hurricane relief for Katrina and Rita continues throughout the country and the Board of Directors would like to encourage all to continue making donations to the charities of their choice.

There have been several homeowners associations across the country that have received negative media coverage for not allowing residents of the HOA to offer their homes as a temporary shelter to residents of the Gulf

Coast. This will not occur in our community, and we hope that all members of our community will help to improve the reputation of homeowners associations by continuing to make donations.



October 31st is right around the corner again and we wanted to remind everyone of some precautions to take on Halloween. This year, Halloween falls on a Monday, so while many of us are coming home from a day at the office, the kids will just be starting their hunt for tricks and treats. At the time of this newsletter, the Town of Holly Springs hadn't announced a time for trick-or-treating, but based on previous years, it probably will be around the 5-8:00PM timeframe. Make sure to drive carefully through all communities, especially Valleyfield. The speed limit in Valleyfield is 20MPH, but please make an extra effort to drive slowly coming down the hills on Morton Farm and Blooming Meadow and watch for kids running from home to

home across the streets.

Parents, make sure you accompany your young ones from home to home, and only approach homes that are well lit. Carry a flash light for after dark, walk instead of run, and watch for cars and other vehicles. Make sure to have your children wait to eat their treat until after they get home and you have had the opportunity to inspect them for tampering.



When buying costumes, make sure they are made from flame-retardant material and don't drag on the ground. If they wear masks, make sure they take them off when walking from house to house.

We hope young and old have a fun and safe Halloween.