

OPPOA
Olde Point Property Owners Association
P. O. Box 202
Hampstead, NC 28443



OLDE POINT PROPERTY OWNERS ASSOCIATION NEWSLETTER

AN OPEN LETTER TO THE OLDE POINT COMMUNITY

We had a successful General Meeting in June. Unfortunately, the turnout was poor. We are taking this opportunity to bring the community up to date with background information and answers to questions about pending issues.

COVENANTS:

You may or may not be aware that the Covenants you agreed to at the settlement/closing on your property (lot or home) exist to provide standards for the whole community, enhance the overall appearance of Olde Point, and protect the value of everyone's home or property. The original covenants in 1975, along with subsequent ones, state that revisions can only be made every 10 years. This year a committee has been formed utilizing both Board Members and Members of the ACC to review and draft a revision to the current Covenants that will be ready for approval by the community in 2010.

COVENANT VIOLATIONS:

Olde Point is a single family dwelling community. Right now we have a non-resident owner who repeatedly turns his house into a multiple family dwelling. We have called him on this and written a letter but he persists. We have had to seek legal counsel on this issue.

We have had both fence and shed issues. The rules are that if you are denied or given an alternative by the ACC, you must accept that decision. If you choose to exercise your right to appeal to the Board, then their decision is final. Ignoring these decisions and proceeding anyway, puts the Board in a position to seek legal advice as we are in the process of doing now.

The Board of Directors and the Architectural Control Committee of OPPOA (all volunteers) are in the unfortunate position of having to "police" violators of the Covenants and insist on compliance. This should not be necessary. Home and property owners are expected to be responsible and concerned for the community in which we live or own property. It should not be necessary for Board members to put up with the threats and rudeness from members of the community as we are attempting to solve many issues which have existed for years, long before this Board was elected.

The old tennis courts are not a place to practice hitting golf balls. We have had a complaint that a resident has had golf balls hit into their yard some close to a window. Practicing hitting golf balls should be reserved for the range or the golf course.

Storm debris, yard debris or any other debris cannot be dumped on other resident's property (empty lots). You must remove your own debris yourself.

VANDALISM:

Monument on Country Club Road – The grounds were torn apart by a hit and run driver earlier this year. Recently letters were removed from both sides of the monument. This is costing the community money as these are unnecessary expenses our dues have to pay for.

Golf Course - The golf course greens have been torn up by vehicles, rest rooms have been damaged and there has been vandalism at the Gazebo and the pool.

Tennis Shack – The clock was stolen.

Our community does not appreciate this! We ask all residents to be aware of what is going on around them and report it to either the Pender County Sheriff's Office or the Board. Your name will remain anonymous. Please note that we have filed police reports and we have been assured that the police will be patrolling at night. We still need volunteers for the Community Watch (Security Patrol). With this approach - those persons who are seeking to vandalize our community will know we are watching. We will seek to have the perpetrators make restitution once caught.

OLDE POINT COMMUNITY INFORMATION

OPPOA BOARD MEMBERS

President – Karen Saari
Vice President & Roads Chairman – Bill Mueller
Secretary – Terry Peters
Treasurer – Lee Laustsen
Membership, Block Captains, Volunteers – June Steiert
By Laws Chairman & Liaison to the GHHA – Paul Godridge
Covenants Chairman & Liaison to the ACC – Loretta Greenough
Web Site & Community Relations – Mark Dodds
Security Patrol – Bill O'Brien
Newsletter – Need a Director

OLDE POINT CLUB CONTACTS

OPMGA Olde Point Mens Golf Association – Paul Saari
OPLGA Olde Point Ladies Golf 9 Holers – Jean Weinert
OPLGA Olde Point Ladies Golf 18 Holers – Sue Tompkins
Wednesday Boyz – Harold Sill
Tennis Club – Marty Kinney
Hampstead Garden Club – Esther Stillgebauer
Olde Point Couples Bowling League – Larry Crane
Bridge Clubs President – Clem Bribitzer
Ladies Marathon Bridge – Jeanne Walsh
New Girls on the Block Bridge – Alice Comstock
Book Club – Kate Richie
Ladies High Kickers Bowling – Carol Milne

WWW.OLDEPOINTNEWS.COM

Got questions, need more information then visit us on the Web at www.oldepointnews.com. This the official web site for the Olde Point Community.

In closing, this Board would like to thank all who have stepped up and volunteered to help our community of Olde Point because they care and are civic minded.

We look forward to your continuing support by attending the next General Meeting.

We need your vote of support for what this board is doing for the community by voting to increase the dues.

DUES:

The question has been asked through the web site "What does OPPOA do with the money paid for dues?" Your annual dues are spent according to a strictly monitored budget. They are utilized to benefit the entire Olde Point Community to pay for:

- Communication links, such as printing and mailing the newsletter 3 times per year and the maintenance and updating of the website Oldepointnews.com;
- Landscaping maintenance at both Olde Point monuments, mowing of the old tennis courts and other common areas throughout the community;
- Lighting through Progress Energy at both monuments;
- Rental of space for General Meetings 3 times per year;
- Membership in the Greater Hampstead Homeowners Association (GHHA);
- Income Tax Preparation for the corporation;
- Newcomers Welcome Party (Yes, we're planning to have one this year.)
- Equipment as needed for the Neighborhood Watch;
- Maintaining the database of members and dues information;
- Legal fees when necessary related to Covenant violations;
- Administrative costs, such as copying documents for the General Meeting and distribution through Block Captains; and the copying and mailing of invoices for dues, as well as ballots for voting by proxy by the membership.

Complete budget breakdowns and year-to-date figures are distributed and presented by the Treasurer, and discussed at each General Meeting.

In addition to supporting budgeted expenses, as described above, donated funds were spent to repair the vandalized monument. This year additional funds for lawyers fees have been required due to covenants compliance issues. If the Covenants were strictly adhered to, this is one line item that would not be necessary.

It's a lot to ask for \$35 per year, both from a financial standpoint, and from an overall volunteer management viewpoint. Perhaps there would be less complaints and confrontations if the community hired a Management Company to take over the responsibility for all these matters. If that were so, the \$35 per year would pale by comparison to what it would cost every home and property owner per month.

ROADS:

Another question has been raised "What is being done to repair the roads?" The answer is – the roads do not belong to us. Mr. Pinson the developer still owns the roads of Olde Point. He is responsible for the upkeep of these roads and has signed a letter stating so.

Another question is "Why has Oyster Catcher been patched?" The answer is that a concerned resident on that street paid for the material and patched the potholes.

It is important for the community to know that, according to the by-laws (copy available on the website www.oldepointnews.com); OPPOA dues may not be spent for anything that we do not own. The roads fall under that category because we do not own them.

Bill Mueller, Roads Chairman, walked the roads with the DOT to determine what has to be done on each non-state (private) road to bring it up to state standards. Currently, Gull and Coquina appear to be in the worst condition. Unfortunately, this road is used as a pass through. Since donations could be utilized to repair these roads, we have sought bids to do so. This is an issue to be reported on at the next general meeting on October 27. Expending funds will require the vote of the community if the expense is over \$2500.

In addition to the above, the DOT requires that before a private street can be taken over by the state it must be re-dedicated as a public street by the owners. This is not normally a very complex process. The DOT also requires that all the owners of property on a particular street must sign an affidavit acknowledging their desire to have the street become public and the DOT to maintain it. These affected property owners will be notified within the month.

Highlights of the DOT Report are as follows:

- With the exception of Albatross Way and Brown Pelican Lane the cul de sacs do not meet DOT standards of 70' in width and cannot be taken over.
- Head walls on Corgrass, Herring Gull Court, Shearwater, Osprey, Coots Trail and Oyster Catcher would require the owners to lower them to within 6" above the driveway before the road could be taken over.
- Removal of rocks, shrubbery, trees along the right of way along with asphalt patching needs to be done.
- Right of way for Sections 5 and 6 have to be properly recorded from "private" to "public"
- Gull, Sarah Lane, Button Bush Lane and Marshview Trail do not qualify for addition due to the fact that there are not enough houses on these streets.

One of our biggest hurdles to get over is the lack of concern in the community for the entire community. We are all one and that has never changed. Remember everyone at one time or another has used a non-state road in Olde Point to get somewhere either in Olde Point or out of Olde Point. We need all residents to band together, care and contribute to make these changes happen so the state can take these roads over.

JACOB PINSON LAWSUIT:

When this board convened in February, 2008, they sought to bring themselves up to date on the lawsuit by meeting with the lawyers and asking questions that had no answers previously. At the June General Meeting, a comprehensive report was given by Terry Peters on the lawsuit against the developer, Mr. Pinson, regarding the roads from the beginning to now. Facts were given that night that the community did not know about. It should be noted that those who attended appreciated being brought up to date. Negotiations are still ongoing between the lawyers for both sides seeking to have Mr. Pinson either fix the roads or settle with OPPOA.

Members of the OPPOA Board of Directors

THE NEWSLETTER

The newsletter is a big job to pull together. Currently, we do not have a Newsletter Editor, it is important to send a newsletter out and communicate with our community. We need your help, please volunteer.

We are still in need of Board Members and we hope that civic minded residents will step up to the plate and volunteer their services by calling anyone on the Board to give them their name. Remember you can also volunteer through the web site.

SECURITY PATROL

The board is grateful to those individuals who have served on the Security Patrol. We have a roster of past volunteers and I will be contacting them and working with them to determine who still would like to continue to serve. My goal will be to assist the volunteers by recruiting additional help from the community so that they don't have to shoulder this service alone.

In the coming months, I will be driving through the neighborhood and ringing an occasional door bell to see if anyone is having security issues. We have a wonderful community here and our security issues are small. If we look out for each others best interest and communicate with each other we can and will keep it that way.

I can be contacted through the web site www.oldepointnews.com under security patrol. Please contact me if you are interested in serving.

Bill O'Brien, OPPOA Security

VOTE TO INCREASE THE OPPOA ANNUAL DUES

In accordance with the by-laws, Article IV, Section 2, the President of the Association has received a written request from residents Vincent and Grace Ciafardini to increase the OPPOA Annual Dues to \$100 a year. The proposed increase will be voted on both before by proxy ballot and during the next General Meeting on October 27. The increase will become effective in 2009.

Comparable dues in other areas of the Olde Point Community are Section 6 - \$125, Coots Trail - \$150 and Golf Terrace - \$225. A comparison cannot be done with the Widgeons and the Point Haven Homes as they pay monthly dues that also cover condo fees.

Enclosed is a proxy ballot which you are asked to complete and return to OPPOA by October 15, 2008.

ATTENTION COMMUNITY INFORMATION

The next **General Meeting** will be held on October 27, 2008 at the Hampstead Community Center from 6:30PM to 9:00PM. Signs will be posted throughout the community as the time draws near. Your support, through participation at this meeting, would be greatly appreciated. We will use the same format as the last meeting with one speaker at a time along with courtesy to our fellow residents when speaking.



Newcomers Party – Yes, we are still planning one. We will be discussing this at the General Meeting.

Volunteers are needed for a committee to pull this together. Please contact any Board Member or email us using the web site. We need help to make this happen.

Dogs - Barking dogs have become a problem this past year. In our community, we have residents who are not well. Please remember to be considerate to your neighbors by not tying dogs out for extended periods of time - especially at night.



We have had many complaints about roaming dogs. Remember there is a law that pets need to be kept on a leash.

Also, a reminder when walking your dogs, please pick up after your pooch! Thank you to those few that we do see complying to this rule.