

OLDE POINT COMMUNITY INFORMATION
(Visit us on-line at WWW.OLDEPOINTNEWS.COM)

OPPOA BOARD MEMBERS

President – Terry Peters
Vice President – Paul Godridge
Treasurer – Jim Fisher
Secretary – Martin Kinney

Beautification – Bill Mueller
Block Captains/Volunteers – June Steiert
By Laws – Paul Godridge
Community Relations – Terry Peters, Bill Mueller
Covenants – Loretta Greenough
Liaison to the ACC – Loretta Greenough
Liaison to the GHHA – Paul Godridge
Membership – June Steiert
Newsletter – Martin Kinney
Roads – Larry Crane
Security Patrol – Bill O'Brien
Telephone Directory – June Steiert
Web Site – Mark Dodds

OLDE POINT CLUB CONTACTS

Olde Point Men's Golf Association – Paul Saari
Olde Point Ladies Golf 9 Holers – Marilyn Kimble
Olde Point Ladies Golf 18 Holers – Robin Keeler
Wednesday Boyz – Harold Sill
Tennis Association – Sue Feind
Hampstead Garden Club – Esther Stillgebauer
Olde Point Couples Bowling League – Larry Crane
Ladies Marathon Bridge I – Sue Tompkins
Ladies Marathon Bridge II – Evie Dyer
New Girls on the Block Bridge - Dorothea Jordan, Dorothy Murphy
Book Club – Kate Richie
Ladies High Kickers Bowling – Karen Braswell



*Olde
Point
News*

Olde Point Property Owners Association, Inc.

September 2009

News from the OPPOA Board of Directors

When you looked inside the packet sent to you that contained this newsletter it probably didn't take long for you to realize that there are a lot of new things for you to read – a new phone directory, a new newsletter, and for everyone except our Section VII members, a new set of covenants.

We hope you will take the time to read all of these items – there's important and useful information in all of them – but ask that you give special attention to the proposed Declaration of Restrictive Covenants we've sent, and then take the time to return the enclosed ballot with your vote.

Our covenants are arguably the most important single document of our development, and knowing that 2010 was the year that changes could be made, we – the Board of Directors, the members of the Architectural Control Committee (ACC), and our attorney – have spent the better part of a year discussing what, if any, changes in this document should be recommended to the membership. We've also held a general membership meeting to share our thoughts and solicit input, and sent by electronic mail those same thoughts and solicitations to our non-resident members. The document you will be reviewing is the culmination of all those efforts.

One of the most frustrating and confusing aspects of our present covenants is that there is not a single document that included the information in the original covenants, and the subsequent changes approved in 1990 and the approved amendments in late 2000 and 2001. We've addressed that problem with the enclosed document, which, if approved, will incorporate all of those approved changes into one, all inclusive, new document, and prevent our members, prospective new home buyers, and their real estate agents and attorneys, from having to locate and read at least four different documents.

Although there is additional information enclosed in your mailing that identifies and explains some of the other changes and/or additions or deletions that the Board has recommended for your consideration, there are some things that we hope you will take special note of.

One of those is the "cosmetic" changes made by our attorney, such as updating and further defining in legal terms those residents who are covered by the covenants, and updating the language in the covenants to conform to applicable state and federal laws. For example, the 1999 North Carolina Planned Community Act requires developments such as ours that were formed prior to 1999 to conform and abide by some of their rules and regulations. In addition, the Federal Communications Commission has regulations concerning television antennas which have necessitated some changes in our covenants.

Some of the other changes you will be asked to consider came from recommendations from our ACC, which has the unenviable task of monitoring, reviewing, and enforcing the regulations and restrictions contained in the covenants. Considering how so many things have evolved in the last 10 years, the changes they have asked for our members to consider are relatively few, and in most cases are meant to clarify or give more specificity to vague or outdated language.

Lastly, we have recommended something that will make it much harder for this Board, and the Board's that follow us, to make changes in our covenants. One of the previously approved amendments to the covenants allowed changes to be made based on an affirmative vote of the members at any duly called meeting, and that it would have the full force and effect as if approved by a majority of lot owners.

We understand and sympathize with the logic behind the board and membership making that change at that time. We know only too well how extremely difficult, and frustrating at times, it is to convince members to attend meetings and to vote on any issue. But we also believe that the covenants are too important of a document to be changed by anything less than the approval of a majority of our members in good standing. We have recommended the deletion of that previous language, and recommended that it be changed to require an affirmative vote of a majority of members in good standing.

With close to 500 members eligible to vote on the covenants it is a challenge, as well as a significant expense, to inform and convince over half to take the time to cast ballots and mail them to us or bring them to our next general meeting. We hope that you believe it is as important as we do.

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

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Serving the community of Olde Point in Hampstead, North Carolina

The OPPOA Board of Directors

General Membership Meeting

Please make plans to attend the next general meeting of OPPOA. It will take place on **Monday, November 23, at 7:00 p.m. at the Hampstead Community Center.** You can turn in your important covenant ballot at the meeting. Other important issues will also be discussed.

Roads

As you are probably aware from a letter sent to OPPOA members earlier this year, the Board of Directors held a special meeting in July to discuss the situation involving our non-state maintained roads, and to get comments and suggestions concerning that issue from our members. That meeting was the result of the Board's attempt to inform its members of the ownership issues involving those roads, and to take the first steps towards the possible formulation of a long range plan to address the repair and maintenance of those roads if necessary.

Briefly, in 2006, Olde Point Associates, Ltd., the owner of those roads, filed a document with the Pender County Register of Deeds giving all the roads owned by that company to OPPOA. The law firm representing OPPOA at that time refused that attempt, and the legal opinions obtained indicate that Olde Point Associates, Ltd. is still the legal owners of those roads. However, Jacob Pinson, one of the primary officers of that business, has indicated that he believes that he has dissolved that company of the ownership, and is not responsible for any future repairs or maintenance.

We appreciate the comments and suggestions that were made by the residents attending the July meeting and those that were given to us afterwards. The board is continuing its discussions on this important issue with a goal of ensuring that the private roads can be maintained and repaired without the use of member dues.

At the next general membership meeting on November 23, 2009 at the Community Building, the Board will discuss what progress and efforts it has made in that regard.

Larry Crane, OPPOA Roads Chairman

OPPOA Board Openings

The OPPOA Board has openings for positions starting in 2010. We are looking for residents to step forward to help our community by serving on the board. If you are interested in running for a board position, please contact one of the current board members, or use the Contact Us button on the home page of our web site (www.oldepointnews.com). Please refer to the website for a list of OPPOA board members.

The OPPOA Board Resolution

At the last few OPPOA General Meetings, several residents have expressed the opinion that OPPOA should somehow represent all Olde Point community residents, not just members in Phases I and II. As board members have said before, our legal guidance is that the only way residents in the other Olde Point HOA's can join with OPPOA is if they volunteer to do so. In an outreach to the residents who do not live in Phases I or II, the OPPOA board at the September board meeting voted to approve a Resolution which advocates our support for having all Olde Point residents join OPPOA.

Phone Books

The OPPOA phone books are now ready. Many of you will receive them in this mailing. Many thanks are in order, starting with chairperson June Steiert. Thanks are also in order for Paul Godridge and Flo Gallagher who procured the ads that paid for the phone books. No OPPOA funds had to be expended for the phone book! June also wants to thank Loretta Greenough, Val Trofimoff and Karen Saari for the proof reading of the book. Karen also worked with her on the presentation of the book.

Membership News

I want to thank my husband for his understanding of all the time I spent on the phone book and keeping the membership database up to date. Please keep in mind that my time ends next year and we will need a person to take it over. I am also looking for someone to take over the co-ordination of the Block Captains. I find that I don't have the time to do the job properly.

Please remember to wait for your dues invoice so as to include it with your check. The slips with your updated information are very important to our filing system. This coming year I am asking you to fill in the check number and amount. Please review the information below - it shows how hard we have been working. Remember, dues still need to be paid when residents put their house up for sale, go into foreclosure or when the property goes into an Estate.

Due to everything going on with the Board we have moved the New Comers Party to the Spring of 2010. Watch for details in the next Newsletter.

		Residents			
	2006	2007	2008	2009	
Dues	2006	2007	2008	2009	
Paid Late	?	?	49	14	
Haven't Paid	71	19	16	13	
		Non-Residents			
	2006	2007	2008	2009	
Dues	2006	2007	2008	2009	
Paid Late	?	?	?	17	
Haven't Paid	63	41	32	27	

Block Captains:

- Olde Point Rd.June Steiert
- Olde Point Loop.....Evelyn Carpenter/Vicki Crane
- Section 5.....France Borer
- Ravenswood Road.....Yvonne DeVine/Nancy Namm/
Pat Willems
- Coot's Trail.....Susan Keylor
- Sawgrass.....Maureen Kincaid
- Green Tee.....Val Trofimoff
- Section 6.....Janine Hurst/Meta Isaksen

June Steiert
Membership

Dues Increase

At the general meeting in May it was announced that OPPOA members, by a vote of 138 to 61, approved the increase of OPPOA dues from \$35.00 a year per lot, to \$50.00 a year per lot. The dues increase will begin in 2010.

Security Patrol

We need many more residents to help with the Security Patrol. We are only asking people to patrol twice a year, and it takes less than 2 hours. Please contact me if you can help us keep our neighborhood safe.

Bill O'Brien
OPPOA Patrol Coordinator
270-8776

Thanks!

For the price of the gas, Jeff Pitts generously volunteers his time to mow the grass in the open area by the tennis courts. Recently he mowed the grass in spite of a broken leg. Thanks, Jeff!