



Olde Point News

Olde Point Property Owners Association, Inc.

December 2009

News from the OPPOA Board of Directors

As you may be aware from previous newsletters and recent general membership meetings the Board of Directors has been attempting to devise a strategy for the repair and maintenance of our private roads in the event that is decided that OPPOA should take possession of those roads from their owner, Olde Point Associates Ltd. and its president, Jacob Pinson.

A critical part of that strategy, the Board believes, is identifying and providing a funding source for the repairs and maintenance of those roads should that be necessary. One of the suggestions made as a possible solution to the funding issue was to consider selling the property owned by OPPOA which is commonly referred to as the "old tennis courts", and is the vacant lot located at the corner of Olde Point and Olde Point Loop Roads. The Board, at its November general membership meeting, explained its desire to further examine only the feasibility of doing this.

Although the deed for this property giving OPPOA ownership did not specify any restriction against OPPOA selling the property, it has subsequently been determined through contact with Patrick Davenport, the Pender County Planning Director, that his department would not approve any building permits on that property for anything other than what is commonly associated with the development of open space, for example a clubhouse, gazebo equipment or maintenance storage buildings.

The Board plans to continue to explore possible funding ideas and will keep the membership apprised of these efforts.

General Membership Annual Meeting

The OPPOA general membership Annual Meeting will take place on Thursday, January 28, 2010 at 7:00 PM in the Hampstead Community Building. Please bring your ballots and vote for members of the 2010 OPPOA Board of Directors.

News from the Architectural Control Committee

Covenants are important because...when you bought your property you bought the Covenants. They were put in place by the original Developer of Phase I & Phase II to protect the interests of the property owners. They are necessary for the continued upkeep, beauty and value of the homes here in Olde Point. Please read your covenants so you are aware of requirements for any additions, changes or buildings placed on your property. If you have not returned the Ballots sent to you by the Board of Directors in the Olde Point News Letter which outlines the changes to the Covenants, I urge you to do it as soon as possible. If you misplaced the Ballot, so please e-mail me at waylor@bellsouth.net. I will get you a new Ballot. Let's keep our Community the wonderful place in which to live.

Loretta Greenough, ACC Committee

Proposed 2010 OPPOA Budget

Treasurer Jim Fisher has proposed the following OPPOA budget for 2010:

<u>INCOME</u>		<u>EXPENSES</u>	
Membership Dues	26,000	Administrative Expenses	2,000
Donations	1,000	Mailing	950
Interest	50	Copying, Printing	1,250
Transfer Fees	1,000	Office Supplies, Miscellaneous	700
		Legal	8,500
Total	28,050	Website	150
		Miscellaneous	500
		Architectural Control	400
		Beautification	4,400
		Community Relations	50
		Membership	2,575
		Roads	500
		Total	21,575

Membership News

Phone Book:

There are some changes and corrections to be made in your phone book. There will also be two ads in the newsletter. Both needed correction to the Advertising Index. Please remember to use our advertisers whenever possible. Because of them you have received the phone book free of charge.

Changes/Corrections

OPPOA

David & Gail Ayers 701 N Green Tee Rd 270 - 2570
 Betty & John Stenerson 114 Olde Pt Rd 319 - 0178

Section 6

Mary Deheck 805 Herring Gull Court 270 - 9310
 Greg & Carol Katsis 2020 Oyster Catcher Rd 270 - 8815

Lot's 1 - 24

Sandra & Ronald Klemick 330 Olde Point Loop 270-9171
 Judy & John Haverkamp 362 Olde Point Loop 270-3252

Web address:

I am now using oppoinformation@gmail.com for all my Olde Point correspondence. So please use this for changes and corrections to your email and phone numbers. If you sell your house it would also be a help if you sent us the information of the new owners. This way the Block Captains would be able to greet them in a timely manner.

Selling Property

When selling your property please remember to tell the Real Estate person or lawyer to use the web site (www.oldepoinnews.com) under Contact Us for any information dealing with real estate. We now request a signed copy of the Covenants to be sent along with the Transfer fee/dues owed. The Covenants can be printed out from the web site.

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

<u>Dues</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
Paid Late	?	?	49	14
Haven't Paid	71	19	16	10

Non-Residents

<u>Dues</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
Paid Late	?	?	?	17
Haven't Paid	63	41	32	21

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
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June Steiert
Membership

Security Patrol

Bill O'Brien will make the security patrol 3-4 times weekly through the holidays. In January we need many more residents to help with the Security Patrol. Please contact him if you can help us keep our neighborhood safe.

Bill O'Brien
OPPOA Patrol Coordinator
270-8776

HTS
HTS Value Promotion 270-2997
Hampstead Trash & Recycling Service
New customers sign up and get one
Month service free. Plus always a
10% discount on trash service for
Senior Citizens.



<i>Steve Gacannier</i> Broker/Realtor: 910.431.1181		<i>Flo Gallagher</i> Broker/Realtor: 910.620.2597
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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 Property Owners Association, Inc
P.O. Box 202
Hampstead, NC 28443

**BULK RATE
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Serving the community of Olde Point in Hampstead, North Carolina