



Olde Point News

Olde Point Property Owners Association, Inc.

September 2011

OPPOA Coming Attractions

October 27 – The OPPOA General Membership Meeting takes place at 7:00 p.m. in the cafeteria of Topsail Middle School. In addition to the regular meeting, representatives of the new ownership of Olde Point Golf and County Club will make a brief presentation.

News from the OPPOA Board of Directors

At its August 8, 2011 meeting the OPPOA Board of Directors approved the appointment of John Blasko to replace board member Kitty Worthington, who resigned for personal reasons.

John resides at 206 Ravenswood Road, and moved from New Jersey in 2004, and recently retired as an Associate Director for Verizon Wireless in Wilmington, N.C. He also has previous experience in homeowner association matters and working on an architectural review committee.

John will serve as an appointed board member until January, 2012 when elections will be held for board members and members of the Architectural Control Committee.

General Membership Meeting

The next general membership meeting of 2011 for the Olde Point Property Owners Association will be held Thursday, October 27 at 7:00 PM in the cafeteria of Topsail Middle School.

The new ownership of the Olde Point Golf and Country Club has made a number of noticeable improvements to their property, and has requested to make a short presentation to OPPOA members at the general meeting concerning various special promotions to be offered to those living in Olde Point. These promotions will include information concerning a 60-day trial, incentives for potential Olde Point home buyers, and discounts for families with children.

Anyone interested in this information is welcome to attend the meeting.

Roads

If you stopped using Ravenswood Road Extension – that portion of Ravenswood Road between Country Club and Highway 17 – because large potholes made it difficult and dangerous to drive for a long period of time - it's safe again to use.

A few months ago OPPOA received a number of complaints and inquiries from Olde Point residents as to why the road had been allowed to deteriorate and why OPPOA wasn't fixing it, especially in light of the fact that many people had seen us doing extensive work on the monument area at the entrance of Olde Point at Highway 17.

For many years OPPOA has taken the responsibility of maintaining the entrance to Olde Point, along with the other monument area at Country Club and Olde Point Road, even though we have no ownership interest in either location. Ravenswood Road Extension was owned by Olde Point Associates Ltd. until 2008 when it turned the road over to The Ravenswood Road Maintenance Association, a company formed for that purpose by the commercial developers who planned to build on the property immediately north of the Highway 17 entrance.

When the commercial development of that property was in the planning stages, the Pender County Planning Board approved the preliminary plat contingent upon an upgraded maintenance agreement with the various HOAs who used the road. There is no indication that happened.

During the time the road had deteriorated the commercial developers had financial difficulties and First Bank, their lender, assumed ownership of the property through foreclosure. OPPOA and other area homeowners associations contacted Ravenswood Maintenance Association and First Bank about the condition of the road, but the management of Ravenswood Maintenance Association didn't respond and representatives of First Bank initially stated that even though they owned the property adjacent to the road they had not assumed ownership of Ravenswood Maintenance Association and did not use that road at present.

Subsequently, and after some publicity in the Wilmington newspaper about the condition of the road, OPPOA and representatives from the five HOAs whose members had to use Ravenswood Road Extension to enter and exit their homes, arranged a meeting with First Bank. At that meeting First Bank again stressed that they were not liable for the road, but agreed that as a good corporate citizen they would bear the expense for the repair of that portion of the road adjacent to the property they owned. The five HOAs assessed their members for the rest of the repairs, and the OPPOA Board of Directors approved a \$200 donation to assist in covering their expense.

First Bank also suggested that the five HOAs formalize a road maintenance agreement in the future, which would not involve OPPOA. Recently, the managers of the Ravenswood Maintenance Association have indicated an interest in turning over ownership of the road to those HOAs.

Membership

To date we still have 11 Olde Point homeowners/lot owners who have yet to pay dues. Last year we put liens on 2 properties. This year it will be 11.

We have had 18 properties sold.

June Steiert, Membership Committee

Beautification and Gratitude

Earlier this year OPPOA decided to make substantial improvements and upgrades to the Olde Point monument at the intersection of Highway 17 and Ravenswood Road Extension. Those improvements included the purchase and planting of drought-tolerant flowers and shrubs because there is no irrigation source there.

The extreme prolonged drought we experienced earlier would have killed those plants and flowers without the extraordinary efforts of Karna and Paul Godridge. For an extended period of time they transported

between 50 and 60 gallons of water every day from their home and hand-watered each plant to insure it survived. Paul also regularly replaces the American flag when it becomes worn or tattered.

As a result of the well-publicized national home mortgage problems Olde Point has also experienced a number of homes that have been either foreclosed upon or abandoned by owners who can no longer make their mortgage payments. In some of these instances the mortgage holder has failed to properly maintain the property or has not even been aware for an extended period of time that the owner has left.

Olde Point residents Heinz Steiert, Ken Rice and John Stillgebauer have for the last month been cutting the lawns, trimming, weed pulling, and hauling away unsightly items at those residences to keep them from becoming an eyesore to the community. In addition, they have also cut away heavy underbrush, vines and trees that have blocked or impeded drivers' views at intersections where vacant lots have been overgrown.

It is anticipated that there will be a need for additional volunteers to do this type work, and anyone interested in assisting can contact any of the Board of Directors.

News from the Architectural Control Committee

The ACC and the Residents of Section 5 would like to thank the lot owners who when called came and cut the vines and tree limbs from the corner of their lots within two weeks of being notified of the problem. We thank Terry Peters, Ken Rice and Heinz Steiert for doing the corner of Button Bush and Oystercatcher. The owners are in the service and stationed out of the U.S.

The chart below lists the most common covenant violations. We thank everyone for abiding by our covenants so Olde Point will remain a beautiful community.

Loretta Greenough, ACC Committee

COMMON OPPOA COVENANT VIOLATIONS	
<p><u>DOGS</u> *Running loose *Owners not cleaning up after their dogs</p> <p><u>TRAILERS, OPEN TRAILERS & UNREGISTERED CARS</u> *Box trailers and open trailers are not allowed *Unregistered cars are not allowed - if you have one they must be garaged</p> <p><u>BOATS & TRAILERS</u> *Boats and trailers may not be left curbside They must be kept unobtrusive from the road</p> <p><u>RECREATION VEHICLES , CAMPERS</u> *Are not allowed anywhere on the property *Exceptions are for short periods of time for visiting guests, for unloading or clean-up purposes and for not longer than 3 days *A request must be made to OPPOA prior to the RV being on the property</p>	<p><u>SIGNS--ONLY SIGNS ALLOWED ARE:</u> *For sale sign (realtor or owner) *New construction (builders' signs) *Political signs (45 days prior to 7 days after election)</p> <p><u>SIGNS NOT ALLOWED:</u> *No home improvement signs for roofers, painters, home addition *Open House signs allowed for 1 day only</p> <p><u>PROPERTY OWNERS / RENTERS:</u> *Property must be maintained *Grass mowed to the roadside *Yard debris removed in a timely fashion *No yard debris to be placed on vacant lots *Refuse containers must be out of sight *No unsightly objects left on property</p> <p><u>EMPTY LOTS</u> *Responsibility of owners to keep corner lots with road signs and stop signs free from vines and tree limbs –should be checked twice a year. *No tree limbs hanging over the roadway</p>

Olde Point Property Owners Association, Inc
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OLDE POINT COMMUNITY INFORMATION

(Visit us on-line at WWW.OLDEPOINT.NET)

OPPOA BOARD MEMBERS

President – Terry Peters
Vice President – Paul Godridge
Treasurer – Leah Dove
Secretary – Martin Kinney
Beautification – Paul Godridge
Block Captains/Volunteers – Karen Saari
By Laws – Paul Godridge
Community Relations – Terry Peters
Covenants – Loretta Greenough
Liaison to the ACC – Loretta Greenough
Community Liaison – Paul Godridge
Membership – June Steiert
Newsletter – Martin Kinney
Roads – Larry Crane
Security Patrol – Ken Rice, Sam Thompson
Telephone Directory – Karen Saari
Web Site – Leah Dove
New member – John Blasko

OLDE POINT CLUB CONTACTS

Olde Point Men's Golf Association – Ray Dutkiewicz
Olde Point Ladies Golf 9 Holers – Marilyn Kimble
Olde Point Ladies Golf 18 Holers – Peg Strenkowski
Tennis Association – Jeanne Walsh
Hampstead Garden Club – Karen Saari
Olde Point Couples Bowling League – Larry Crane
Duplicate Bridge – Clem Bribitzer
Ladies Marathon Bridge – Evie Dyer
New Girls on the Block Bridge – Dot Murphy
Book Club – Kate Richie
Ladies High Kickers Bowling – Lois Berlin

(Please contact us online if your club contact changes)