



Olde Point News

Olde Point Property Owners Association, Inc.

December 2014



A Great Place to Live – And Play!

OPPOA Important Events

- Thursday, January 29, 2015 – Annual Membership Meeting, 7:00 PM, Hampstead Library
- January 1 – 7, 2015 – Annual Dues Notices Mailed to Members

ANNUAL MEMBERSHIP MEETING

The Annual Membership meeting will be held Thursday, January 29, 2015 at 7:00 PM at the Hampstead Library meeting room. It's an excellent opportunity to voice your opinion about HOA matters, and have your questions answered.



WE HAVE FOUR
OPENINGS ON THE
OPPOA BOARD

The Board of Directors have begun initial consideration of a request to study the possibility of converting the vacant land at the intersection of Olde Point and Olde Point Loop Road into a community playground site. Your thoughts and comments are welcome as we discuss this issue at the annual meeting on January 29, 2015.

PRESIDENT'S CORNER

Our meeting earlier this year to discuss the growing deer population problem was well attended. Additional information can be found in this newsletter. We were able to solve some of our most serious private road issues with the paving of Gull and Coquina Roads and spot repairs on some others, and continue to monitor conditions on Ravenswood Ext. to insure problem areas are addressed by the owner. Please consider volunteering to serve on the HOA Board of Directors or Security Patrol.

Paul Godridge



BOARD OF DIRECTORS

Scott Kehoe and Steve Cokor have volunteered to run for three-year terms on the Board of Directors. Scott was elected to the Board three years ago, and has been the Roads Chairman during that time. Steve was appointed to the Board last year for a one-year term, and has served as Chairman of the Security Patrol.

Due to the small number of candidates seeking election this year, no ballots are being sent out in this newsletter, and voting for these candidates, as well as for Susanne Oppegard, who has agreed to serve on the Architectural Control Committee, will take place at the annual meeting.

MEMBERSHIP INFORMATION

OPPOA Annual Dues invoices will be sent out during the first week of January, 2015. All invoices will be sent via U.S. Postal Service. Annual dues remain at \$50.00 per year, and should be paid on or before March 1, 2015 to avoid a \$20.00 per month late fee. Dues payments should be sent to OPPOA, P.O. Box 202, Hampstead, N.C. 28443

Thank you for the continued support we receive from our voluntary members (those residents in Olde Point who are not mandatory members of OPPOA). We hope you will continue to support our community-wide programs and initiatives by renewing your voluntary memberships. Voluntary members are eligible to serve on the Board or Directors and the Architectural Control Committee.

TREASURER'S REPORT

Following is the proposed budget for calendar year 2015 approved by the Board of Directors, and a summary of the financial assets and expenses through November, 2014.

BANK ACCOUNT SUMMARY:		<u>2015 Budget</u>
Checking Account Balance:	\$11,966.60	
Money Market Account Balance	\$54,991.98	
Roads Maintenance Reserve		\$36,000.00
TOTAL:	\$66,958.58	
INCOME SUMMARY:		
	<u>2014(Actual)</u>	<u>2015 Budget</u>
Membership Dues:	\$30,675.00	\$27,500.00
Donations, Refunds	\$ 1907.00	\$300.00
Administrative Fees:	\$ 1170.00	
Interest Income:	\$ 128.52	\$30.00
Construction Deposits:	\$ 7000.00	
TOTAL:	\$ 40880.52	\$27830.00
EXPENSES:		
Administrative:	\$2447.05	\$ 2900.00
Beautification:	\$1370.70	\$ 2000.00
Copying, Printing:	\$ 297.45	\$ 1500.00
Community Relations:	\$ 397.56	\$ 1000.00
Legal Expenses	\$ 2368.31	\$ 5000.00
Mailing:	\$ 401.25	\$ 1000.00
Membership:	\$ 150.28	\$ 500.00
Miscellaneous	\$ 0.00	\$ 100.00
Neighborhood Watch:	\$ 0.00	\$ 500.00
Office Supplies	\$ 0.00	\$ 50.00
Road Repairs	\$41200.00	\$ 5000.00
Website:	\$ 38.85	\$ 50.00
TOTAL	\$48671.45	\$19850.00

COMMUNITY RELATIONS

At its last regularly scheduled meeting the Board of Directors approved a feasibility study for converting the vacant land owned by OPPOA at the intersection of Olde Point Road and Olde Point Loop into a community playground site. The study will be coordinated by Community Relations Chairperson Beth Brigance and will focus on design, costs, site improvements, and community participation necessary to construct and maintain this type facility. We welcome any volunteers who might have an interest or knowledge in helping with such a project to contact Beth or any other board member.

ARCHITECTURAL CONTROL COMMITTEE

2014 was a very busy year for new homes being built and it appears that 2015 will continue that trend. The ACC has approved nine new construction requests during that time, as well as handling a number of covenant-related issues and inquiries. It is important that all OPPOA members have and read our restrictive covenants, which would eliminate a large number of potential violations and actions that have to be handled by the ACC.

ROADS

The repaving of Gull Road and Coquina Road, and spot repairs to other roads, was completed earlier this year, which has eliminated one of our major maintenance issues over the past few years. During the coming year we will be monitoring the conditions of our other private roads and make repairs as needed.

RESULTS OF DEER PROBLEM MEETING

After the meeting to discuss the large number of deer in our community, the local chapter of the N.C. Bowhunters Association spent many hours touring the Olde Point area, plotting on a map where the lots were located from those residents who gave permission to hunt on their property, and looking at the overall area from an aerial view map. Subsequently, the Bowhunters Association decided not to enter into a working agreement with the Olde Point community. Their decision was based on the fact that there were not enough large wooded areas separating various home sites, and there was a strong possibility that a deer would end up on someone's property who was opposed to hunting.

The North Carolina Wildlife Resources Commission biologists believe that our situation concerning overpopulation of deer in the area will only worsen, especially if residents continue to feed them. The results of the overpopulation, according to the Wildlife Resources Commission biologist, will be an increase in ecological impacts, including destruction of shrubbery and gardens; an increase in deer/motor vehicle accidents; and increased possibility in the spread of Lyme Disease.

OPPOA's aim in hosting the meeting was to educate area residents on the issue, and the board of directors has not taken a position for or against bow hunting in the Olde Point area as a solution to the problem. A property owner's right to hunt, or have hunting done on their property, is the owner's decision, and should always be done with safety foremost in mind.

SECURITY PATROL

Security Patrol Chairman Steve Cokor has a few openings available for anyone interested in participating in community patrol activities. Patrols are conducted within the Olde Point community each week by a patrol member, and the time and frequency of those patrols are at the convenience of each patrol member.

For those of you who have offered to receive our newsletter by email – thank you! That savings of paper, printing and mailing is significant and allows us to reduce association expenses and keep our annual dues to a minimum. If you are receiving the newsletter by mail and would like to change to email, or would like to receive it by mail, please contact our newsletter chairperson. Also, if you would like your club or organization recognized in our newsletter or community website, or have information changes, please contact us.

OPPOA
P.O. Box 202
Hampstead, NC 28443

OLDE POINT COMMUNITY INFORMATION
(Visit us on-line at www.oldepoint.net)

OPPOA BOARD MEMBERS

President – Paul Godridge
Vice President – Terry Peters
Treasurer – Kim Karach
Secretary – Beth Brigance
Beautification – Nick Shrum
By Laws – Paul Godridge
Community Relations – Beth Brigance
Covenants – Terry Peters
Liaison to the ACC – Terry Peters
Membership – Alicia Pickett
Newsletter – Terry Peters
Roads – Scott Kehoe
Security Patrol – Steve Cokor
Web Site – Leah Swiffen

OLDE POINT CLUB CONTACTS

Olde Point Men's Golf Assoc. – Steve Donatone
Olde Point Ladies Golf 9 Holers – Elaine Tassi
Olde Point Ladies Golf 18 Holers – Robin Keeler
Olde Point Tennis Association – Bonnie Piccolo
Hampstead Garden Club – Karen Saari
Olde Point Couples Bowling League – Larry Crane
Ladies High Kickers Bowling – Lois Berlin
New Girls on the Block Bridge – Dot Murphy
Olde Point Book Club – Jay Heidel
Bridge Club – Clem Bribitzer
Ladies Marathon Bridge Club – Evie Dyer

(Please contact us online if your club contact changes
or if you want to add your club or organization to our
newsletter or website)