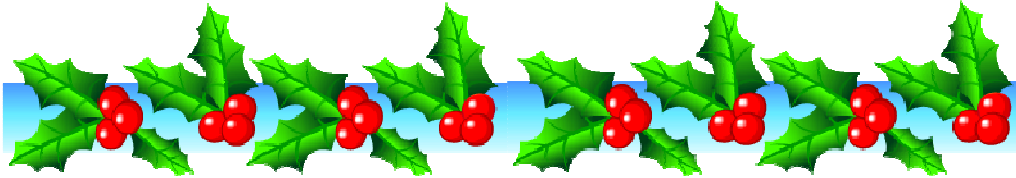




Olde Point News

Olde Point Property Owners Association, Inc.

December 2011



OPPOA Coming Attractions

- **January 15** – Look for **Invoices for 2012 dues** in the mail around January 15. **Please wait until you receive the invoice before mailing in your dues.** Your check should be returned with the enclosed card, with changes noted. If you have no changes then you do not have to fill it out, but please return it with your check. You may fold the card to fit into the envelope. **Dues not paid by March 1 will be delinquent** (see below).
- **January 26 - The OPPOA General Membership Annual Meeting** takes place at 7:00 PM at the Olde Point Golf and Country Club. Please be prepared to vote for members of the 2012 OPPOA Board of Directors and ACC. The 2012 budget will also be presented.

News from the OPPOA Board of Directors

Annual meeting - Olde Point Golf and Country Club has volunteered to host OPPOA's annual meeting in the restaurant banquet room on Thursday, January 26, 2012 at 7:00 PM. On the agenda for the annual meeting is the nomination and election of candidates for the OPPOA Board of Directors and the Architectural Control Committee. Anyone interested in serving on the Board of Directors or the ACC should contact Board President Terry Peters, 270-2264, or ACC Chairperson Loretta Greenough, 270-2060.

Also included on the agenda is a discussion of income and expenses during calendar year 2011, and the proposed budget for 2012, and reports from committee chairperson.

Olde Point Golf and Country Club has also volunteered to host next year's two general membership meetings.

Two new goals - Two of the important goals set by the OPPOA Board of Directors over the years have been to provide its members with quality services and information as quickly as possible while being wise and careful stewards of your membership dues. The Board has in the past been able to reduce expenditures in many areas through the volunteer efforts of board members and some of the membership.

The ultimate goal of these efforts is to keep OPPOA's annual membership dues at \$50.00 per year for as long as possible while still fulfilling our responsibilities to all of the members. In reviewing our expenses over the last two years, and attempting to find ways to save time and money in our operations, the board has identified two areas where it feels it can reduce – with the help of the membership – our expenses, and keep our annual dues the lowest of any HOA in the area.

Two of our largest costs over the past few years have been for printing, mailing and copying fees, and legal expenses. With over 500 property members, the cost of printing, copying, and mailing notices, newsletters, ballots, and payment reminders made up 22% of the money spent this year. Our attorney fees, most of which were necessitated by

communications and legal notices regarding the failure of members to pay their dues in a timely manner, makes up another approximately 37% of the money spent annually. In an effort to reduce those expenditures the Board of Directors has recently approved two proposals which will be implemented at the beginning of 2012 that we believe will, with the help of the membership, result in a significant savings in each of those areas.

The first will give our members the choice of receiving the OPPOA newsletter by email rather than by regular postage-paid mail. When members receive their normal invoice for annual dues at the beginning of the year, which includes a card to be returned with the payment, that card will also include a section where the member can signify his consent to receive the newsletter by email or to request that it still be sent by regular mail.

The newsletter is an important document for OPPOA. It not only provides members with timely information concerning actions and activities in the community, but also serves to fulfill the Board's mandated responsibility to notify members six weeks in advance of scheduled general and annual membership meetings, and of any motions or proposals that the membership may be asked to vote on at those meetings.

The Board of Directors understands and fully appreciates that some of our members may not have yet embraced the "computer age" or still prefer the paper copy, so we will continue to make that option available. Obviously, the more members who agree to receive the newsletter by email the greater the savings will be, and the Board of Directors hope that a large number of members will consider this option. You can also be assured that your email address will not be given to or shared with anyone else, and will only be used by our Membership Chairperson for transmitting the newsletter and on infrequent occasions to notify members of important matters between newsletters.

The second action approved by the Board of Directors is an effort to reduce the time and expense of attempting to collect the \$50.00 annual dues each year from the 100-plus mandated members who do not pay in a timely manner. In the past our Membership Chairperson has mailed second and sometimes third notices over a six-month period to those who still owe, after which those who still have not responded are turned over to our attorney for preparation, notice, and filing of liens.

The attorney-generated lien process has ultimately greatly reduced from previous years the number of mandated members who have not paid annual dues, and this year only seven are still unpaid. Despite the fact that the legal costs for the actual preparation and filing of liens is normally collected at the time the lien has been satisfied, other legal costs associated with those actions are not and are paid for with members dues.

In an attempt to reduce and hopefully eliminate the participation of our legal counsel in debt-collection matters the Board of Directors has approved the following procedure in the dues notification and collection process for calendar year 2012.

When annual dues notifications are sent out in the beginning of the year members will have until March 1 to pay the \$50.00 owed. If payment is not received within that 45 day time period, those members will be notified that they are delinquent and the board will consider a \$20.00 per month fine for non-payment until the dues and fine are paid. The Board of Directors will subsequently address the lien issue for those whose dues are still unpaid, and the lien amount will include any past due assessment.

This change in procedure is within the state of North Carolina rules and regulations governing homeowners associations as spelled out in the North Carolina Planned Communities Act. It is the Board's hope that this change of procedure will give those members who procrastinate in paying their annual dues the understanding of the time and cost associated with trying to collect dues, and ultimately the loss of money that could be used to fund other member expenses and activities.

This procedure only affects those mandatory members in the covenant-defined area encompassing OPPOA, and does not pertain to those voluntary dues-paying members of OPPOA.

Neighborhood Watch

The Olde Point Neighborhood Watch (NW) has been up and running since September 1. In support of our NW program, Captain Sanders of the Pender County Sheriff's Department attended our last community meeting to discuss NW and answer questions.

We presently have about fifty volunteers on our patrol list. Each volunteer is assigned one week in which to conduct at least one evening patrol with his/her personal vehicle. Our NW Patrol Kit includes magnetic signs for the car doors, a flashing amber light that mounts on the car roof and plugs into the auto's 12-volt outlet, a flashlight, and a logbook with detailed patrol instructions and blank forms to document any important observations. After patrolling, the volunteer delivers the kit to the next person on the list.

Serving on NW does not involve any enforcement or confrontation. Patrollers only observe and report. When suspicious situations or activities of a criminal nature are encountered, the patroller simply calls the Sheriff's Department. Aside from patrols by county police, the visual presence of a NW vehicle with flashing light may be the best deterrent to crime in Olde Point.

If we can significantly increase the number of NW volunteers, we can increase the frequency of patrols without asking volunteers to patrol more than once per year. If you would like to sign up, send an email to neighborhoodwatch@oldepoint.net, or contact any OPPOA board member or block captain.

Neighborhood Watch Alert

It has come to the attention of OPPOA that there have recently been thefts of personal property from boats and docks along the creek at Olde Point. If you are the victim of such an incident, or hear about any criminal activity in our community, please let OPPOA know. Having up-to-date details about patterns of crime in our neighborhood might help in preventing future incidents. Send any relevant information to neighborhoodwatch@oldepoint.net, or contact OPPOA by phone or mail. And most importantly, please report all crimes immediately to the Pender County Sheriff's Department at [910-259-1212](tel:910-259-1212).

Phone Directories

The Olde Point telephone directories will be here any day now. They will be delivered by Karen Saari and her team of block captains and volunteers. A contact from each of the areas not formally part of OPPOA will receive all the directories for their area for distribution.

News from the Architectural Control Committee

As the holidays approach please remember old Christmas trees and yard debris must not be placed on vacant lots. The Pender County recycling center on US 17 provides bins for Christmas tree disposal. Yard debris should never be placed on vacant lots. Not only is it trespassing on private property it may result in fines. Boats and boat trailers should be unobtrusive from the road. Box trailers are not allowed (please read the Covenants). Unsightly objects such as bags of trash and garbage cans should be kept out of sight or in a garage.

It is important to keep your property in pristine condition. We want to maintain the beauty of our community for the enjoyment of all property owners and for re-sale purposes.

Loretta Greenough
ACC Committee



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

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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, John Blasko
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

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 – Mary Deheck
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)