



Olde Point News

Olde Point Property Owners Association, Inc.

December 2015



A Great Place to Live – And Play!

OPPOA Important Dates

- **Thursday, January 28, 2016 – Annual Membership Meeting, 7:00 PM, Hampstead Library.**
- **January 1, 2016 – Annual dues notices go out for \$50.00 payment due on or before March 1, 2016**

ANNUAL MEMBERSHIP MEETING

Two important items on the agenda for the OPPOA annual membership meeting on Thursday, January 28, 2016 at 7:00 PM at the Hampstead Library are a review of the financial status of the association to include the presentation of the 2016 budget approved by the Board of Directors at its last meeting, and the election of Board of Directors candidates and members of the association's Architectural Control Board.

The proposed budget for the new calendar year is included on page 2 of the newsletter, and the ballot identifying Board of Director and Architectural Control Committee candidates has been inserted. Also included on the ballot is space for comments on OPPOA issues. Please take the time to vote, and either mail the completed ballots to OPPOA, P.O.Box 202, Hampstead, N.C. 28443, email it to secretary@oldepoint.net, or bring them with you to the annual meeting.

Nominations for Board of Directors members serving a three-year term can still be made at the annual meeting, and there are vacancies on the 12-member board that can also be filled by appointment by the board for a one year term. Anyone interested in serving on the Board of Directors or the Architectural Control Committee can contact any of the current board members for more information.

**MERRY CHRISTMAS**

2016 OPPOA BUDGET

| | <u>2015 Budget</u> | <u>Year To Date</u> | <u>2016(Proposed)</u> |
|------------------------------|--------------------|---------------------|-----------------------|
| INCOME: | | | |
| Membership Dues | \$27,500.00 | \$27,720.00 | \$27,500.00 |
| Voluntary Dues | \$ 300.00 | \$ 1,825.00 | \$ 300.00 |
| Interest Income | \$ 30.00 | \$ 97.71 | \$ 30.00 |
| Construction Deposits | | \$13,000.00 | |
| Administrative Fees | | \$ 951.99 | |
| TOTAL: | \$27,830.00 | \$43,594.70 | \$27,830.00 |
| EXPENSES | | | |
| Administrative | \$2,900.00 | \$1,367.33 | \$2,900.00 |
| Architectural Control | \$ 100.00 | 0 | \$ 100.00 |
| Beautification | \$2,000.00 | \$1,166.37 | \$5,000.00 |
| Community Relations | \$1,000.00 | \$ 38.00 | \$1,000.00 |
| Copying, Printing | \$1,500.00 | \$ 903.59 | \$1,500.00 |
| Insurance | \$2,000.00 | \$1,917.00 | \$2,000.00 |
| Legal | \$3,000.00 | \$ 385.00 | \$3,000.00 |
| Postage | \$1,000.00 | \$ 205.80 | \$1,000.00 |
| Membership | \$ 500.00 | \$ 45.54 | \$ 500.00 |
| Miscellaneous | \$ 200.00 | \$ 22.39 | \$ 200.00 |
| Neighborhood Watch | \$ 500.00 | 0 | \$ 500.00 |
| Office Supplies | \$ 100.00 | 0 | \$ 100.00 |
| Road Repairs | \$5,000.00 | \$ 134.31 | \$5,000.00 |
| Website | \$ 50.00 | \$ 50.97 | \$ 50.00 |
| TOTAL: | \$19,850.00 | \$ 6,236.30 | \$22,850.00 |
| Road Maintenance Fund | \$36,300.00 | | \$25,000.00 |

Checking Account Balance(As of 10/31/15) **\$18,007.68**
Money Market Acct. Balance(As of 10/31/15) **\$75,108.07**

MEMBERSHIP INFORMATION

Annual dues notices will be sent out during the first week of January. All notices will be sent out by regular mail. The \$50.00 payment of the annual dues should be remitted on or before March 1, 2016 to avoid a \$20.00 per month late fee. Payments should be sent to OPPOA, P.O. Box 202, Hampstead, N.C. 28443. The support we received from our voluntary members(those residents in Olde Point who are not mandatory members of OPPOA) last year was especially appreciated. We hope you will continue to support our community-wide projects and events by renewing your membership and participating in our association.

COMMUNITY RELATIONS

Over the past number of years OPPOA has published an Olde Point telephone directory on even-numbered years. Normally the cost of the directory has been paid through advertising and hand delivered by OPPOA residents. The use and viability of continuing this practice has been brought into question as a result of the large number of residents now relying solely on cell phones, and the possible reluctance of residents to having their cell phone numbers listed.

Before making a decision on whether or not to publish a directory in 2016 the Board would like to have your input. Do you like it? Do you use it? Do you want your telephone number in it? We've provided some space on the inserted ballots for your comments – and other ideas – and will discuss this also at the annual meeting. Please let us know.

ROADS

We have just completed our most recent upgrade to the condition of our private roads, which included repaving almost all of Shearwater Drive, and a portion of Oystercatcher, as well as some pothole patching on Oystercatcher and Shearwater.

ARCHITECTURAL CONTROL COMMITTEE

Earlier this year the members of the Architectural Control Committee made changes to the fence policy in accordance with the restrictions set forth in the covenants. Those changes appeared in the summer newsletter and have been incorporated into the website.

In October, 2015 the committee approved a new policy for new homes within the mandatory boundaries of OPPOA which requires all homes constructed after that date to be built on a raised foundation no less than three blocks high. In addition it clarified rules already adopted to emphasize that the ACC must approve in advance any change in color or material to the siding of a home or roof. In addition, the ACC must approve prior to installation any solar panels being considered.

NEIGHBORHOOD WATCH

The Neighborhood Watch schedule for driving through the Olde Point community to observe and report unusual or suspicious activities will be emailed to those who have volunteered. Anyone interested in participating in the program can contact Steve Cokor via email at neighborhoodwatch@oldepoint.net or at vscokor@bellsouth.net for additional information. Please pay special attention during the holidays to insure that your homes and vehicles are always locked and your valuables are well protected.

BEAUTIFICATION:

The Board of Directors is currently considering the possibility of making improvements to the Olde Point monument at the intersection of Olde Point Road and Country Club Road. The North Carolina Department of Transportation sets the standards and specifications for any improvements made to the monument.

FROM THE PRESIDENT:

2015 has been a good year for our association. We have finished the repaving and repairs on our major roads and those that were becoming a major problem. We have experienced a large increase in home building by a number of different builders, and have a number of new residents in our community. We had only five individuals who did not pay their dues this year, which resulted in liens being placed on their property. Some transportation issues that may be of interest to you: it looks now like the Department of Transportation will be asked to build the bypass in two sections, but appears that completion will be sometime after 2020; a new connecting road getting to Highway 17 from Factory Road; and medians and roads parallel to Highway 17 from Ace Hardware to Food Lion are planned. As always, we appreciate any comments you may have to make life better in Olde Point.

Paul Godridge, OPPOA President

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
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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 – Stratton Lobdell

OLDE POINT CLUB CONTACTS

Olde Point Men's Golf Assoc. – Paul Saari
Olde Point Ladies Golf 9 Holers – Jo Ellen Hickmon
Olde Point Ladies Golf 18 Holers – Robin Keeler
Olde Point Tennis Association – Bonnie Piccolo
Hampstead Garden Club – Dena Seago
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)