



Olde Point News

Olde Point Property Owners Association, Inc.

June 2015



A Great Place to Live – And Play!

OPPOA Important Events

- Thursday, July 23, 2015 – General Membership Meeting, 7:00 PM, Hampstead Library
- Coming Soon – Repaving of Shearwater Drive & Other Repairs
- ACC Revised Policy Concerning Fences

GENERAL MEMBERSHIP MEETING

The General Membership meeting will be held Thursday, July 23, 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.



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The Board of Directors will introduce their new officers and members as well as its Architectural Control Committee.

In addition, reports will be provided on OPPOA finances, road issues, status of repairs planned and a new policy by the ACC regarding fences that may be approved. As always the Board of Directors welcome the comments, opinions and ideas of its members, and hopes you will take an active part in the HOA.

PRESIDENT'S CORNER

Three of the most important functions of our board are dues collection, road maintenance, and adhering to our covenants. This year we have collected over 98 percent of dues owed, and liens have been filed against those who still have not paid. By the end of the summer we will have repaved almost one mile of our private roads that were not only unsafe but were also eroding our property values. Our ACC has a most important and largely thankless job of enforcing and in some cases interpreting our covenants. All in all our area looks great, new flags are flying, and our finances are in good shape.

Paul Godridge

BOARD OF DIRECTORS

At our annual membership meeting in January Scott Kehoe and Steve Cokor were elected to three-year terms on the Board of Directors. Susanne Oppegaard was elected to a three-year term on the Architectural Control Committee.

At the February, 2015 Board of Directors meeting the following HOA officers were elected: Paul Godridge, President; Terry Peters, Vice President; Kim Karach, Treasurer; and Beth Brigance, Secretary. President Godridge made the appointments of various committees as set forth on the back page of the newsletter.

MEMBERSHIP INFORMATION

All mandatory membership dues were paid except for seven members. After several notices about the unpaid amount the Board of Directors authorized the filing of liens on their property for those dues and associated late fees. Since the filing of the liens three of those liens have been satisfied by the payment of the amounts owed. In addition, we have had a number of voluntary members join us. We appreciate the support of our Olde Point residents who live outside of the covenant-mandated boundaries of OPPOA, and their financial support helps pay for our community-wide programs and activities.

TREASURER'S REPORT

Following is the financial report listing revenues and expenses for OPPOA through May, 2015

BANK ACCOUNT SUMMARY:		<u>2015 Budget</u>
Checking Account Balance:	\$21,452.66	
Money Market Account Balance	\$75,054.91	
Roads Maintenance Reserve		\$36,300.00
TOTAL:	\$96,507.57	
INCOME SUMMARY:		
	<u>2015</u>	<u>2015 Budget</u>
Membership Dues:	\$27,415.00	\$27,500.00
Vol. Dues, Donations, Refunds	\$ 1810.00	\$300.00
Interest Income :	\$ 44.55	30.00
Administrative Fees:	\$ 848.49	
TOTAL:	\$30,118.04	\$27830.00
EXPENSES:		
Administrative:	\$1,003.29	\$2900.00
Beautification:	\$ 774.25	\$2000.00
Copying, Printing:	\$ - 0 -	\$1500.00
Community Relations:	\$ 20.00	\$1000.00
Legal Expenses	\$ 385.00	\$5000.00
Mailing:	\$ - 0 -	\$1000.00
Membership:	\$ - 0 -	\$ 500.00
Miscellaneous	\$ 0.00	\$ 100.00
Neighborhood Watch:	\$ 0.00	\$ 500.00
Office Supplies	\$ 0.00	\$ 50.00
Road Repairs	\$ 134.31	\$5000.00
Website:	\$ 50.97	\$ 50.00
TOTAL	\$2,367.82	\$19850.00

COMMUNITY RELATIONS

Earlier this year OPPOA provided a written survey to its members concerning the suggestion of turning the vacant land at the intersection of Olde Point Road and Olde Point Loop into a playground facility. Thank you to everyone who took time to vote and share their thoughts regarding a community playground. We had an overwhelming response with the majority of those voting against having a playground. Only a few members expressed utilizing the property for a different use such as a dog walk or walking path. At this time the Board has chosen not to do anything with the property.

ROADS

At its May 2015 Board of Directors meeting the board approved the expenditure of up to \$34,600.00 for the repaving of the portion of Shearwater Drive that intersects both ends of Oystercatcher Drive, and additional repairs to potholes on Osprey and Oystercatcher where necessary. A contractor has been hired, but a firm starting date for the work has not yet been provided.

ARCHITECTURAL CONTROL COMMITTEE

During the past four months ACC members have met on numerous occasions to consider a possible change in its policy concerning the approval of fences. At its June 1, 2015 meeting the committee members voted to approve the following resolution:

WHEREAS, Section 7(d) of the Restrictive Covenants of the Olde Point Property Owners Association(OPPOA), states that "No fence shall be located on any lot except as have been approved by the Architectural Control Committee. Fences are generally discouraged except for special circumstances such as safety around pools..."

AND WHERE AS, the Restrictive Covenants further state that "Restricted approvals of fences are subject to the following strict requirements and conditions: 1. Chain-link, wire or chicken wire fences are prohibited. 2. All location, design and construction and materials must be approved in writing in advance by the Architectural Control Committee. 3. The fence shall be no closer than three(3) feet to adjacent property lines and no closer that fifty(50) feet to golf course boundaries subject to exception granted by the Architectural Control Committee; 4. Four(4) foot minimum height fences are mandatory for pool enclosures as required by State and Pender County ordinances.

THEREFORE, after careful and deliberate consideration by the ACC, the following policy has been formulated and approved by the members of the ACC for restricted consideration for approval of fence requests from its membership in addition to the above restrictions set forth in the covenants.

1. No wood privacy fence requests or front yard fence requests will be approved. All fences considered for approval must be of wrought iron, aluminum or vinyl and have at least three inches of space between vertical pickets or rails, and be of a height not exceeding four(4) feet, with the exception of fences around pools, which cannot exceed five(5) feet.

2. The ACC may require a written acknowledgement of approval of the fence by adjacent property owners.

3. The ACC may restrict the location, size and shape of any fence being requested based on any ground that in the sole discretion of the ACC shall seem sufficient.

It is further acknowledged that this policy may be altered, changed, or discontinued by any subsequent Architectural Control Committee by a vote of its members, and that such changes to this policy should be made in writing and published to the membership.

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 – Jo Ellen Hickmon
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
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)