



Olde Point News

Olde Point Property Owners Association, Inc.

October 2012

OPPOA Coming Attractions

November 15 – The OPPOA General Membership Meeting takes place at 7:00 p.m. in the Carolina Café at Olde Point Golf and Country Club.

News from the OPPOA Board of Directors

The OPPOA Board of Directors has unanimously agreed to request that its membership approve a change in the organization's by-laws. The OPPOA by-laws require that the Board of Directors hold two general membership meetings and an annual meeting each year. The Board is requesting that the membership reduce the number of general membership meetings each year from two to one.

Currently the Board schedules, as required by the by-laws, its annual meeting in late January of each year, at which time the election of new members to the Board of Directors and Architectural Control Committee(ACC) takes place, and the budget for the current year is presented, as well as plans and objectives for the year. Normally, the first general membership meeting is held in June or July, and a second one in October or November. The by-laws also require that the membership must be officially notified of the meetings six weeks in advance of the actual meeting date.

The Board has observed over the past few years that the general membership meetings, especially the one prior to the annual membership meeting, is not normally well-attended, and in most cases the agenda for that meeting mainly consists of updates from information provided at the first general membership meeting.

The Board also believes that the elimination of one general membership meeting, especially when it is relatively close to the annual membership meeting, would not result in any significant delay in notifying members of important issues. The Board has the authority to call a special membership meeting if such an issue arose between the remaining general membership meeting and the annual meeting. The board's monthly meetings are also open to the membership for comment and discussion.

The primary means of notifying members of the general membership and annual meetings has been through the newsletter, which, if the amendment is approved, might result in reducing some of the printing and mailing costs involved with its publication. At some point it is hoped that the vast majority of the membership will be able to receive the newsletters and meeting notifications electronically, but until then those costs are still significant.

A ballot is being provided in this newsletter for those members who are not able to attend the general membership meeting on November 15 where this amendment will be considered. It can be mailed to OPPOA, P.O. Box 202, Hampstead, N.C. 28443.

General Membership Meeting

The next general membership meeting of 2012 for the Olde Point Property Owners Association will be held Thursday, November 15 at 7:00 PM in the Carolina Café at the Olde Point Golf and Country Club.

Roads

During the past few months our Road Committee Co-Chairmen Paul Godridge and Scott Kehoe, have, at the direction of the Board of Directors, had numerous conversations and meetings with the North Carolina Department of Transportation to identify those private streets which the NCDOT would consider assuming for road maintenance.

The result of those meetings and discussions has determined that Osprey Drive, Cordgrass Road, Shearwater Drive, and Oystercatcher Drive meet the basic criteria set, and an official request has been made for the NCDOT to take over the maintenance of those roads. Other roads within the confines of OPPOA do not meet the NCDOT criteria either because of cul-de-sacs that are not wide enough, or there are not enough homes on the street.

Two of the requirements that the NCDOT has specified that must be met before they will assume the maintenance for each of these roads are: that 100 per cent of the property owners on each of those streets must agree in writing that they were aware that when they purchased their property the road was dedicated as “private” and they now want it to be dedicated as “public”; and that a two-foot deep drainage culvert must be in place in front of each property.

The NCDOT will not pay for or reimburse the property owner or OPPOA for the cost of digging an approved two-foot culvert where one does not currently exist or there already is an approved drainage system, nor will they pay for the removal of any trees, shrubs or other landscaping that needs to be removed in the approximate 7 ½ -foot right-of-way from the road that the NCDOT will maintain.

OPPOA has not yet completed a detailed analysis of the cost of the total work necessary to make the right-of-ways acceptable to the NCDOT, but believes that it might be in the range of \$100,000.00 for all of those streets. The Board of Directors has also not yet discussed how much, if any, of that cost OPPOA might be able to provide, but will certainly do so if 100 per cent of the property owners of any of the above-named streets agree to the above two NCDOT requirements.

Property owners on those streets have previously been provided with this information, along with a ballot asking them to approve or disapprove changing their street from “private” to “public” and to allow for the construction of a two-foot drainage ditch and the removal of any trees, shrubbery or other landscaping, if necessary, on the approximate 7 ½-foot right-of-way in front of their property.

It is expected that the results of that balloting as well as related information and questions will be discussed at the November 15 general membership meeting in the Carolina Café meeting room at Olde Point Country Club.

Membership

Olde Point Property Owners Association annual dues invoices will be mailed out in January 2013. The dues are \$50.00 per lot. The dues are utilized to benefit the entire Olde Point community to pay for:

Administrative and communication cost – printing, mailing and maintaining the website, www.oldepoint.net.

Landscaping maintenance – Olde Point monuments, mowing of common areas.

Lighting – at both monuments

Rental of space for General Meetings

Income tax preparation
Newcomers welcoming party
Equipment for the Neighborhood Watch
Maintaining the data base of members and dues information
Legal fees, when necessary, related to covenant violations, as well as advice for other OPPOA issues

If you would like to receive your invoice via email instead of paper (to save printing costs) please email Alicia Pickett at oppoainformation@gmail.com before January 1, 2013 and your invoice will be emailed to you. Dues must be mailed to the address below before March 1, 2013 to avoid a \$20.00 late fee.

Make checks out payable to the Olde Point Property Owners Association (OPPOA) and mail to OPPOA, P.O. Box 202, Hampstead, NC 28443

Neighborhood Watch/Security Patrol

We Need Volunteers!

Our revitalized Neighborhood Watch security patrol has been running for over a year. Thanks to the volunteers who have come forward to offer their time and effort, we have been able to show a presence of “watchful eyes” by having a patrol vehicle with its flashing yellow light roaming our neighborhoods during evening hours.

Volunteers take one patrol week per year. During that week, only one patrol is required. Volunteers can drive as many patrols as they wish, but are only asked to commit to one. A patrol typically involves driving your car around the Olde Point roads at a slow speed, while watching for any suspicious activities or situations that might involve criminal activity. If such a situation is observed, the patroller simply calls the Sheriff’s Department at “911” and records the incident. Volunteers NEVER confront anybody. A provided patrol “kit” includes a pair of magnetic “Security Patrol” signs to affix to vehicle doors, a magnetic flashing light for the car’s roof, and a flashlight. The kit also contains a loose-leaf binder with detailed instructions, a roster/schedule, simple incident report forms, and log sheets to record the date and time of each patrol. At the end of the patrol week, the volunteer passes the kit along to the next person on the schedule.

To date, none of our patrols have necessitated a “911” call. We will never know if any crimes in our community were prevented as a direct result of the patrols, but we do know that from a statistical standpoint, patrols prevent crime.

When we re-started the patrols in September 2011, we had about 48 volunteers on the roster. Since then, several new people have signed on, but several original volunteers have left the roster for various reasons that include health issues and moving away from Olde Point. Our total number of volunteers has actually dropped a bit. To continue providing our community with at least one patrol per week without having to ask volunteers to commit to more than one patrol per year.....**We need more volunteers!**

If you are willing to give a small amount of time to help prevent crime in Olde Point, please let us know. You can email Ken Rice (kencrice@gmail.com) or Sam Thompson (st-pt@charter.net) or contact us by phone. (We’re in the O.P. Directory.)

News from the Architectural Control Committee

The ACC needs volunteers, as does the OPPOA Board of Directors. If you would be willing to help us, please contact any board or ACC member, or contact us at oppoainformation@gmail.com. Thanks!

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 Swiffen
Secretary – Martin Kinney
Beautification – Mark Swiffen
Block Captains/Volunteers –
By Laws – Paul Godridge
Community Relations – John Blasko
Covenants – Loretta Greenough
Liaison to the ACC – Loretta Greenough
Community Liaison – Paul Godridge
Membership – Alicia Pickett
Newsletter – Martin Kinney
Roads – Paul Godridge, Scott Kehoe
Security Patrol – Ken Rice, Sam Thompson
Telephone Directory –
Web Site – Leah Swiffen

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)