

February 2008

From: 2008 President, Chadwick Shores Property Owners Association

To: All Property Owners

Dear Neighbors, Friends and fellow Property Owners,

I wanted to take a few minutes of your time to thank you for writing me in as the President of the CSPOA and to introduce myself. Since I was not running for office there was no Bio forwarded with your annual documentation. I am a 45 year old retired Marine; I retired in 2002 and then took a Civil Service job on the base as the Director, Network Operations and Security under the G6. Short version, I am a computer nerd for Camp Lejeune and the other bases in Marine Corps Installations East.

I live at 232 Shellbank in the gray house we call "Over Easy". My wife, Suzy, and I, have been married for 25 years. We have (2) children, both are pretty much grown and on their own. I have spent the last (4) years on the Covenants Committee and the last (2) as the chairman of that committee.

I want to be up-front and open with our community on all issues. An issue that I am aware of is; the outgoing board voted at the end of the year to bill all LOT owners CSPOA and Road Fees in 2008 per our filed Covenants and Consent Order. I have had the Covenants/Consent Order and By-Laws placed on the web site. The board has had our 1st meeting and it was reconfirmed in a vote to follow the existing Covenants and Consent Order regardless of any previous board decision/s. This has caused a lot of concern for some of our neighbors. The board and I agree that it is only right to bill everyone for association fees and road fees per that guiding document. The 2007 board had our covenants and by-laws reviewed by 2 different lawyers and we got 2 opinions. Until we can get a new set of covenants passed this is the best we can do to be fair to all.

The Road Fees pay a large percentage of the grass cutting (easements), electricity bill and water bills. Association funds pay the remainder of these bills as the community lots and part of the entrance landscape, dock and Tot Lot are association property. This is why every Lot Owner is billed both road and association fees. I have checked with some of our local communities, one local community has association fees of \$250.00 a quarter although they do have a clubhouse, another charges \$800.00 a year but they have a pool and a clubhouse, I recently discovered another that charges \$250.00 a month but it includes master insurance and all lawn maintenance.

My agenda for the CSPOA for 2008 is simple, continue the work the 2007 board started and build on their successes. Your 2007 board was very proactive and aggressive in getting things done that benefited our community as a whole. The specifics of things I want to work on for 2008 with the help of our board are;

1. Open the CSPOA Meetings back up to the community, (1st Open meeting is Wed, 12 Mar, 7pm at the SFCC). Use our new Web site to solicit information and pass information concerning our community. Post the minutes from the previous meeting to the Web Site once approved. **If a member/owner wishes to address an issue to the board please do so in writing prior to the board meeting and we will set aside time in the agenda for your issue. This can be done by letter or to the suggestion box on the website at least 48 hours prior to the meeting you wish to address.**
2. Rework the proposed covenants so that the majority of the community issues have been resolved and we get a document that works for us. We will be posting this to the web site and soliciting your comments/suggestions.
3. Document the variances that have been granted and grandfathered over the years so future boards will not have to spend time defending previous board decisions.
4. Explore the possibility of repairing our boat ramp that is described in our covenants and consent order as a community amenity. CAMA may shoot us down, we may not have enough frontage, the community may not want it, or it may just be in the "too hard to do" category.
5. Get a set of policies out by 1 Mar 2008 to each of you with the policies that govern our community. (attached)
6. We need some committee members, Covenants, Security, Roads, Grounds and Maintenance, Amenities, if you are willing to assist please contact us.

I want the boards work to be valid, and in the best interest of the community. There will be some differences in opinion and I invite you to frequently check our web site www.chadwickshores.com to keep up to date and feel free to inform me or any member of the board if there are issues or concerns. I will ask that we all be courteous and even in our passion on issues, to remain neighborly.

My opinion of our governing documents:

Covenants: (Covenants are the regulations on how property is used and built, it also has some permanent rules for the community.)

The Covenants need to be updated, we will continue to trim and tweak the work the board did to get a set of covenants that will meet your approval and pass.

By-Laws: (By-Laws are the Rules for the Board and Association).
Our By-Laws need updating and may be the easiest to accomplish this year.

Policies: (Policies are the everyday rules that govern our community) these will be published and sent out as soon as possible and can be updated and changed by the board. Some examples are the rules for Golf Carts, use of amenities, grass cutting, front entrance, easement/right of way parking and such.

We have a lot of work to do to build on what the 2007 board has accomplished. I will be accountable and responsible to you for any issues or concerns you have.

You may contact me at gillespiear@charter.net with suggestions or issues; I will ask that you identify yourself and your address. I also can be reached on my Cell phone at 910.265.7995.

Thank you for your time, I look forward to this year!

Warm Regards
Tony Gillespie
President CSPOA

CSPOA Board Meetings for Calendar Year 2008

1. 17 Jan 7Pm SFCC Office
2. 21 Feb 7Pm SFCC Office
3. 12 Mar 7Pm SFCC Open to community
4. 17 Apr 7Pm SFCC Open to community
5. 15 May 7Pm SFCC Open to community
6. 19 Jun 7Pm SFCC Open to community
7. 17 Jul 7Pm SFCC Open to community
8. 21 Aug 7Pm SFCC Open to community
9. 21 Sep 1Pm SFCC Open to community (1st Annual meeting)
10. 16 Oct 7Pm SFCC Open to community
11. 16 Nov 1Pm SFCC Open to community (2nd Annual Meeting)
12. 20 Dec Time TBD SFCC Christmas Party