

CHADWICK SHORES PROPERTY OWNER ASSOCIATION, INC  
P.O. BOX 898  
SNEADS FERRY, NC 28460

June 2008

From: 2008 President, Chadwick Shores Property Owners Association

To: All Property Owners

Dear Neighbors, Friends and fellow Property Owners,

I have some updated information for you. I plan to keep you up to date every 3 to 4 months. This should give you an opportunity to voice any issues, opinions, desires or concerns.

We have opened the CSPOA meetings and have had moderate attendance. We have been busy with the normal management of the community and some maintenance/repairs. Our minutes are on the web site along with the covenants, consent order, by-laws and policies. There are some issues/concerns that we would like to get your input on; a ballot sheet is attached for you to fill out and return so we can determine what your desire is. Our web site ([www.chadwickshores.com](http://www.chadwickshores.com)) has a "Contact Us" tab. Under that it has my email address and a "Suggestion Box". If you send an email to the suggestion box it goes to all board members. In the case of a recent request for a variance to install a fence, we were able to approve that request in a couple of days. Please feel free to email me at any time with any concerns and suggestions on how we can improve our community. I have had a number of phone calls and some visits by neighbors who had questions or concerns and all of my neighbors are welcome in my home.

Issues:

**Covenants:**

Our covenants need to be updated. A neighbor, who attended the last board meeting, suggested we modify the existing covenants so we can just do some updates.

Some recommendations are:

1. Change Para 20 to read All owners of every lot, except for those lots owned by CSPOA are required to be members of the CSPOA and will be assessed CSPOA fees as voted by the members in the annual budget. (This eliminates the separate road fee and combines the fee to a single fee. The intent is to leave this fee at \$200.00. (Combined road and CSPOA) It also allows us to effectively budget, and ends the management of separate checkbooks, investment accounts and trying to separate the road and association bills.

2. Change the paragraph that limits homes to 2 floors to "meet Onslow County building codes and specifications in regards to height restrictions"

### **Speed Humps/Bumps and Rumble Strips;**

There is an increase in speeders. Recently I received an email about a car passing a golf cart in such a manner as to cause a real danger. We are researching speed HUMPS, which are very wide and low. If you keep your speed at 25Mph, they are not a problem for low cars and motorcycles, although may be an issue with emergency vehicles. We will post pictures and the cost on the web site. The attached ballot is your vote for YES or NO on speed humps. We will take the majority vote of respondents. Results will be published on the web site. We have a resident who has researched this issue in depth and will address this at the JULY CSPOA meeting should you wish to attend and get educated.

### **Amenities;**

We received funds from a 1997 bankruptcy proceeding that has been awarded to the CSPOA by the courts. (\$125,000.00). The attached ballot includes a list of amenities property owners have suggested. Please circle your **Number 1** amenity from the list or write your suggestion in the OTHER box. There is also a box for NONE should you not want any additional amenities. We will take the Number 1 from respondents and put that in next years budget for as much as we can afford. Some will take a few years to have enough money or require a special assessment should the community wants to pursue immediately. Once the results are in we will begin the process of figuring out with you how and if we can afford that project. First we need to know what you want.

### **Parking on the Right of Way (Road Edges) ;**

Parking is not allowed on the road edges, it damages the road. If you are having a special event and need a short term variance, you must request it either from the suggestion box on the web site or the Board by phone or letter and gain approval for that event. In no case is Overnight parking on the Right of Way permitted without written approval from the board. Letters for violations will go to the property owner and the house address in the case of rental properties. For repeat offenders the vehicle will be removed from CSPOA property at the owner's expense.

### **Grass Cutting;**

It is policy that all improved lots be kept in a neat and orderly manner and the grass cut to the road edge. We have a large number of rental and for sale properties that are vacant. Property owners will be sent a letter to cut the grass or clean up their property when it becomes unsightly. After 10 days the grass will be cut by our contractor and the property owner will be billed \$65.00.

### **Modifying CSPOA Property;**

We have a number of CSPOA lots including the front entrance and Tot Lot and Dock areas. Please clean up after yourself when you use these and report any maintenance issues to the Suggestion Box on the web site. The Right of Way from your property line to the street is CSPOA property; if you plan to do any ditch or dirt work or anything other than your driveway and mailbox you are required to send a submittal to the board PRIOR to making any changes to CSPOA property.

### **Child and Animal Control:**

We have had some complaints about children being rude, and in a couple of cases being threatening to runners, walkers, bike riders and/or drivers/occupants. Please be respectful of drivers and adults. A lot of our neighbors have pets, I have 3 dogs myself. Please do not let animals run loose. I have been "charged" by a very large dog while on my bike a couple of times. Please keep your pet leashed or under positive control so as not to create a hazard or risk to your neighbors or the pet.

### **Billing issues:**

I have received a number of calls/emails/letters and visits from neighbors concerning the bills they are receiving for CSPOA and Road Fees. Most have been very nice and just want to know why and what we are doing. A few have been rude and in one case was cussed and threatened. I will ask you again to keep in mind that I am your neighbor now and will be your neighbor next Jan when I end this year as the president of the CSPOA. We, as a Board, are following the documents as filed in Onslow County that are posted on the web site. I have no personal agenda and do not stand to gain anything from being on the board. I do want everyone to pay their fair share to keep the lights on and the plants watered and the entrance clean and painted and the street signs nice and the roads passable and the Dock and Tot Lot cut and maintained regardless of use. We have a lot of neighbors who use those things and all of us drive on the roads. I think \$200.00 a year is very reasonable. I cannot and will not attempt to figure out what past boards did or did not do. Over the past few years there has been a significant increase in homes in the community and that has caused the maintenance fees to increase. The previous board added streetlights and fixed the roads that were in need of repair. They did a lot of work to improve our community and we will continue that good work. This can only be accomplished if everyone pays their fair share.

I ask that you be friendly or at a minimum not be rude and threatening when you have an issue, I will listen and will do what I can to assist.

Thank you for taking time to read this letter. Please fill out the attached ballot so we can continue to improve your neighborhood. Also please consider coming to the board meetings and serving on the 2009 Board of Directors.

Warm regards

*Tony Gillespie*

Tony Gillespie

2008 President, CSPOA

Remaining CSPOA Board Meetings for Calendar Year 2008

1. 17 Jul 7Pm SFCC Open to community
2. 21 Aug 7Pm SFCC Open to community
3. 21 Sep 1Pm SFCC Open to community(1<sup>st</sup> Annual meeting)
4. 16 Oct 7Pm SFCC Open to community
5. 16 Nov 1Pm SFCC Open to community (2<sup>nd</sup> Annual Meeting)
6. 20 Dec Time TBD SFCC Christmas Party

**Ballot**  
**Must be received no later than 15 July, 2008**

House or Lot # \_\_\_\_\_ Date \_\_\_\_\_

Name of Property Owner/s \_\_\_\_\_

Signature/s \_\_\_\_\_

Issues requiring your vote. (**Please circle your choice**)

Researching SPEED HUMPS                      YES              NO

AMENITIES (**Please circle your #1 choice**)

1. **NONE** (we have everything we need in the community for now thank you)
2. **Boat Ramp** (we have funds available for a SHALLOW depth ramp but do not have CAMA approval)
3. **Swimming Pool** (will require membership fees to pay for maintenance/insurance an upkeep) an annual fee for use for those who wish to join and use. Cost analysis will be provided prior to formal board actions.
4. **Club House** (would require a 1 time fee to all members and a possible increase in association fees) Cost analysis will be provided prior to any board actions. Current estimate is approx \$500,000.00 plus annual maintenance and insurance.
5. **Walking/Bike path on outer loop** (would require a cost analysis)
6. **Tennis Court** ( would require a cost analysis)
7. **Basketball Court** (would require a cost analysis)
8. **More Street Lights** (funds available)
9. **Closed Entrance with Guards** (would require a cost analysis)
10. **Other** \_\_\_\_\_

We have not firmed quotes at this point as we don't know your wishes; we will provide information and cost analysis once the ballot results are received. Information will be posted on the web site and Courses of Action (COA/s) will be provided for further consideration/vote to address any funding or fee concerns. No funds can be spent on amenities without a vote by the Association and should you desire to have one it would be included in the annual budget for your consideration. Please return your ballot by 15 July 2008.

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