

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

Feb2009

From: 2009 President, Chadwick Shores Property Owners Association

To: All Property Owners and Renters.

Dear Neighbors, Friends and fellow Property Owners,
Happy New Year! 2008 was certainly busy for Chadwick Shores. Your 2009 Board is ready to continue to move forward. I thank you for your vote of confidence and trust to serve another year, but let me put it out now, this is it! I am working 50 to 60 hours a week and can't keep this pace up. I will hope one of you will volunteer for next year and I can look forward to being the "past president".

To all property owners and renters; we are in the process of complying a RESIDENT DIRECTORY FOR CSPOA MEMBERS. Anyone wishing to be listed in this directory, please call Janet Gargano with your information. 910-327-2264

We have some issues to work on this year, some are outlined below, and others will require your input and approval. I have heard from 2 property owners that there is a perception that we spend funds without association approval, I can assure you that simply is not true. We are restricted to the budget that YOU the association approve each November for the next year. Should we have a major issue (hurricane or other disaster) we would be required to do the bare minimum to protect property and inform you via BALLOT should association funds be required above our authorized budget for approval. Your budget is available for review should you have lost the proposed one that was passed, we can mail you a replacement one or email it if you would prefer.

Our web site (www.chadwickshores.com) has our minutes from each monthly meeting and 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. 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.

Updates/Issues:

Entrance:

The capital expenditure for a Well at the entrance for up to \$10,000.00 was passed. You have a very nice entrance and the plants require watering. ONWASA is getting more and more expensive and water restrictions come and go. This well would run the sprinkler systems and we should break even at some point and then save the community money that the water bill was costing.

Amenities:

Also passed was the capital expenditure to spend up to \$20,000.00 on a community Boat Ramp. \$1,000.00 is set aside to get an expert to determine if it can be done and the

remainder would be for construction and permits. We will pursue the hiring of a Subject Matter Expert in Feb.

Parking on the Right of Way (Road Edges) ;

Parking is not allowed on the road edges/Right of Way, 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. We had a new contractor cut the grass and clean up the right of way beginning Nov 2008. There has been a significant improvement in the appearance of the community!

Modifying CSPOA Property;

We have a number of CSPOA lots including the front entrance, Tot Lot , Dock and Right of Way. 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.

Mailbox Placement:

We have a significant problem with mailboxes in the community, because our roads are so narrow. Therefore we are working with the U.S. Postal Service and our Postmaster to come up with a couple of courses of action that makes the most sense and causes the least difficulty. These Courses of Action will be sent to you for a determination PRIOR to any policy publication. A suggestion would be; Mailboxes can be placed on EITHER side of the street and preferably on the side of the street of the property owner. In most cases the mailbox should be placed on the side of the driveway closest to the entrance/exit of Chadwick Shores so that property owners who have opposing driveways do not typically back into the road risking damage to their neighbors mailbox and their automobile. Mailboxes should be placed so the leading edge of the mailbox or post is no closer than 30" from the edge of the improved roadway. In some cases where concrete or brick structures are in place this is not something that can be done without major expense to property owners we will certainly take the common sense approach. As we continue to plan for road widening or improvements we will do what is best and what is approved by the community. This is scheduled for the Feb Board Meeting for discussion, if you have some thoughts or suggestions please send them in and or come to the meeting.

Vandalism:

We have had some recent issues with damage to personal property (Lawn ornaments), business property (Real estate signs) , Community Property, (Signs and Right of Way) and a very recent issue where condoms and feminine hygiene products were placed at each sign or post in the community with writing on them in red lipstick. I drove and walked most of the neighborhood and picked up a bag full. If you see anyone vandalizing the neighborhood please call the sheriff.

Pet Control:

If you have an aggressive animal or your pet is not on a leash you are responsible for maintaining positive control. I have been “charged” by a couple of dogs walking mine. Call the Sheriff immediately if an animal is uncontrolled and/or aggressive toward you or your leashed pet.

The board is doing the best we can to manage the community without being restrictive or overstepping our authority. Please feel free to call or email me anytime you have any questions or concerns.

Thank you for taking time to read this letter. Also please consider coming to the board meetings and serving on the 2010 Board of Directors.

Committee vacancies:

We need some volunteers to assist with:

Welcoming Committee

Covenants

Security

Spring and Christmas Party

If you are willing to donate some time to the community please email the suggestion box at our website www.chadwickshores.com

Warm regards

Tony Gillespie

Tony Gillespie

2009 President, CSPOA

Remaining CSPOA Board Meetings for Calendar Year 2009, all are open to members and are at the Sneads Ferry Community Center.

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| 1. Friday | 23 Jan 6pm | Friday | 27 Feb 6pm |
| 2. Thursday | 26 Mar 7pm | Thursday | 23 April 7pm |
| 3. Thursday | 21 May 7pm | Thursday | 25 June 7pm |
| 4. Thursday | 23 July 7pm | Thursday | 27 Aug 7pm |
| 5. Sunday | 27 Sept 1pm (1 st Annual Meeting) | | |
| 6. Thursday | 22 Oct 7pm | Sunday | 22 Nov 1pm (2 nd Annual Meeting) |
| 7. Saturday | 19 Dec (Annual Christmas Party, need 2 volunteers , 1 for the 4-6pm family party and, 1 to manage the 6-8pm adult party) | | |

