

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

June 2009

From: 2009 President, Chadwick Shores Property Owners Association

To: All Property Owners and Renters.

Dear Neighbors, Friends and fellow Property Owners,

I have some good news and bad news with this letter; the good news is that the Board has been very busy improving the community. The well is dug, and we are waiting on power to turn it on! The bad news is that we have had at least 4 break-ins, 1 home invasion and numerous cases of vandalism in the neighborhood. We have also had 2 board members resign due to having to move for work. I want to thank Chaille Atkins and Ryan Brummond for their service. Both have been offered wonderful opportunities for their families and we all wish them the best. This leaves 2 vacancies so if you want to serve your community please let us know. Also attached to this letter is a ballot for you to decide if you want to spend funds to install cameras at the entrance so we can, hopefully, catch these thieves and vandals. Again, I hope one of you will volunteer for next year as the President so I can look forward to being the “past president”.

Our web site ([www.chadwickshores.com](http://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 or suggestions on how we can improve our community. I have had a number of phone calls and 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. **UPDATE: Well is installed, power will be complete in the next couple of weeks.**

**Legal:** (we are having the lawyer look into the below as it applies to our community)

While no one wants to limit the ability of anyone to rent their property we are getting more and more single family homes with 5-9 single individuals living in them and this is causing significant traffic and appearance issues.

Zoning Ordinance, Onslow County, NC, Approved Dec 15, 2003.

Under definitions, Article XVIII, Section 1810.

“DWELLING, SINGLE-FAMILY (Site-built). A residential building constructed completely on-site for the occupancy by one single family.”

“FAMILY. One or more persons related by blood, adoption, or marriage, and their foster parents, or children, or stepparents, or stepchildren, living together in a single dwelling unit; or a number of persons eighteen years or older, **not exceeding four** and their children or stepchildren under eighteen years of age, living together in a single dwelling unit, though not all related by blood, adoption, or marriage; and such domestic servants as are employed on the same premises. A family may include five or fewer foster children placed in a family foster home licensed by the State of North Carolina. The term family shall not be construed to include any group of persons living together as a fraternal, sororal, social, honorary, or professional organization.”

**Amenities;**

Boat Ramp. **(no update at this time and no funds spent)**

**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. **UPDATE: After some letters this seems to be much better but we will continue to be aggressive to protect your roads.**

**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 on improved properties. 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 have received (2) notices from homeowners concerning cutting the grass to the road edge (both do not want to maintain the “Right of Way”). The right of way is 30’ from the centerline of the road and is mandated for utility, cable, data, and phone, driveway ingress/egress to YOUR property and mailbox placement and ditch/drainage or swale for drainage. We will not have the commercial contractor cut the grass on improved lots (lots with a structure on it). At least (2) owners have decided to not cut the grass and 1 of them has told us it is not their property so let the “association cut it”. The short answer is, you are required to maintain the property to the road edge, failure to do so will result in a letter to the house and then we will have the contractor cut it and you will be billed \$65.00.

**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:**

**UPDATE: It was discussed and tabled.**

**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 trash cans were ran over, moved, emptied, or are missing. If you see anyone vandalizing the neighborhood please call the sheriff. **UPDATE: A ballot is attached with a couple of Courses Of Action (COAs); please take the time to vote so we can do what you desire or do nothing should that be the decision of the community.**

**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 while 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.

**Committee vacancies:**

We need some volunteers to assist with:

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](http://www.chadwickshores.com)

**We need a Nominating committee - 2010 Board of Directors and Election committee - 2010 Board of Directors. Please contact us at the web site if you are willing to assist.**

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.

1. Thursday 23 July 7pm Thursday 27 Aug 7pm
2. Sunday 27 Sept 1pm (**1<sup>st</sup> Annual Meeting**)
3. Thursday 22 Oct 7pm Sunday 22 Nov 1pm (**2<sup>nd</sup> Annual Meeting**)
4. 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.

**To all property owners and renters; to date there have been only 8 responses to a new Resident Directory. Anyone, both new and established residents, wishing to be listed please call or email Janet Gargano, 910-327-2264 or [toojan@charter.net](mailto:toojan@charter.net)**

**Neighborhood Watch Program: based on recent break-ins and vandalism in our neighborhood, it has been suggested to do a Neighborhood Watch Program. If you would like to head a committee to start this program please call Ellie Giles, 910-327-2544 for information.**

## Special Ballot

Due to recent break-ins, home invasions and vandalism it is requested that the community authorize the Board to spend up to \$4000.00 on a video surveillance system at the entrance that will capture digitally each vehicle entering and leaving the community. We have looked into systems that will record for 2 weeks and provide clear images of vehicle traffic. A camera engineer has offered to install the system at no cost (lives in the neighborhood) and will provide the hardware at Cost to the community. I paid for power to be installed at the gatehouses up front a while ago that will meet all of the electrical requirements.

Proposes Course Of Action. (most cost effective and gives us our foundation should future boards require to build on this initiative)

1. The CSPOA is authorized to spend up to \$4000.00 (total bill will be sent in the next letter and will be on the Budget sent in the fall but cannot exceed \$4000.00 total for everything including hardware, install and maintenance.
  - a. YES NO (circle your choice)
  - b. Comments:
  - c. Name:
  - d. Address:
  
2. Other options have been discussed and tabled to keep dues as they are.
  - a. Hiring "Gate Guards" cost is over \$50,000.00 a year, increase of \$100.00 annually in Road Fees to \$200.00 per lot. (dusk to dawn). Also would require everyone to register with the gatehouse and guests would have to be authorized by the sponsor.
  - b. Hiring a security firm to spend 40 hours a week and nights providing a car (marked) and would focus on early morning and evening (speeders), and late night when vandals seem to be in the area. This turned out to be more costly than expected at over \$40,000.00 a year (increase of \$80.00 a year to \$180.00) per lot.
  
3. We welcome any suggestion on how we can best protect the neighborhood so please feel free to make comments below.
4. I installed an X10 camera system in my house that captures video of my front yard and driveway and it comes with a motion detector and sends a picture to my cell phone and internet email when it trips. It is one of many such systems as SAMs club has a similar system. The X10 (x10.com) was under \$100.00 and fits my requirement.

