

Don't walk in front of me, I may not follow; Don't walk behind me, I may not lead; Walk beside me, and just be my friend.

-- *Albert Camus*

Kirkwood at Arrodale News

Hey Neighbors!!!

As a member of this neighborhood we call "Kirkwood at Arrodale" you are living in a place that is a couple of minutes from the beach, from museums, parks, schools, and so many other great places that can maximize the quality of life for you and your neighbors.

Membership in Kirkwood is more than being in a great location. Membership in an HOA is not elective. When you purchased property in Kirkwood at Arrodale you became a member of the Association by Statute. An HOA by definition is a Corporate entity that is a "not for profit Corporation",

legally organized and chartered with the State of North Carolina. Generally speaking the purpose of an HOA provides a means of self governance to facilitate in maintaining property values and harmony in a community. How does this fact affect you directly? The rules and regulations, adaptations of the Corporate Covenant's spell out all the do's and do not's for the community. This way everyone is using the same criteria for community living. A list of the rules can be found at our management company's website www.communitysolutionse.com.

Knowing the rules and restrictions will give you a better idea, perspective, and understanding of your rights and responsibilities as a member of the home owner's association of Kirkwood at Arrodale. Please take the time to read up on the rules for our great community.

For those that who do not own property (those of you that rent) we hope that you will have a clearer understanding of the way our neighborhood works. Please comply with our rule as if you were an owner. On behalf of the neighborhood...Welcome.



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March 22, 2010

Special points of interest:

- ☺ Spring has Arrived
- ☺ Pool News
- ☺ Meet the Board
- ☺ Saving Opportunities
- ☺ Stuff and Nonsense

Where do my dues go?

The Association pays for the common expenses of the association from the dues that are collected. This includes such things as the common area lawn care, retention pond maintenance, pool upkeep and the general and administrative expense of the association.

Article III, section 5 of the covenants states: Common Elements: "The Association shall at its sole cost and expense be responsible for the operation and maintenance of each Common Element within the Planned Community from the date of completion of its construction or improvement by the Developer....and permit issued by a governmental agency..."

The individual property owners are responsible for their homes, fences, mailboxes and any other personal items on their property.

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"Kirkwood at Arrodale" is written and designed by:

Community Solutions Southeast LLC and published through the efforts of your Board and volunteers.

The Kirkwood at Arrodale News is published whenever you can find the time and energy to write !!!

Community Solutions Southeast LLC 2108 Capital Drive, Suite 102, Wilmington, NC 28405

Kirkwood at Arrondale

Spring Has Arrived

With Spring here it is time to get back outdoors and take care of our lawns and exterior of our homes. Below is a checklist of items that may need attention:

1. Remove weeds/dead plants from lawn and plant bed areas
2. Freshen up Mulch or Pine Needles
3. Wash exterior of home to remove mold.
4. Freshen up white paint on mailbox post and green on mail box. (covers are allowed)

Our community covenants specifically addresses keeping our property neat and clean. It is in our best interest to maintain our property for preserving the value of our investment and community. Of course maintaining our homes appearance will keep the management company from sending violation notices and fines. Beware the management company will commence inspection the first of May for non compliance. So now is the time to clean that mold from the siding and spruce up the yard for that very important curb appeal.



This mailbox did not quite get approved....

POOL NEWS

March 2010

Pool News: Renovations to the pool are completed, we now have a resurface pool and other maintenance to enhance our enjoyment of this community asset.

Reminder, pool will open May 1st 2010. Your pool fob is the only way you can get into and out of the pool gate. You will need to bring the key fob each time you come to the pool to get in and out of the gate. Lost key fobs are expensive and will cost you \$100.00 to replace. This lock system will and has cut down on the number of Non-Kirkwood pool guest using the pool.

Are you renting or leasing in Kirkwood? If so, please contact the property owner and have them send the management company a letter or email that gives you permission to obtain the key fob pool pass.

Email: jbarnes@communitysolutionse.com

We will also have a Pool Attendant . The Attendant will be checking passes and enforce the Pool Rules.

If you are delinquent on your dues please pay up so you can get your pool pass. If you are delinquent you will not be able to use the pool and you may not be a guest of another homeowner, doing so can cause their suspension of privileges.

Why Did My Dues Go UP?

Take another look, our dues are still \$300.00 a year. Only the payment plan has changed. We are now paying on a quarterly bases instead on monthly. If you prefer the management company can draft your payment each quarter at no additional cost.

Full Speed Ahead?

Our streets belong to NC Department of Transportation. The same laws that are in place on the open highway apply in Kirkwood at Arrondale. But no law will keep a child from darting into the street. Please drive carefully and keep a watchful eye for our children. Adjust you speed to assure that our children are safe.

Law is order, and
good law is good
order.

**Aristotle (384 BC -
322 BC), *Politics***

Meet the HOA Board, and Their Responsibilities....

These are the folks that are taking care of the business of Kirkwood at Arrodale. This Board is made up of your neighbors right here at Kirkwood at Arrodale. Each carry a term of two years and serves on the Board to carry out the policies /rules/ regulations of the Association as well as meet annually with the members (that's the homeowners) to discuss business, rules, regulations and concerns. The current Board members are:

Richard Wadzinski — President

Chris Walsh— Vice President

Melissa Allard —Treasurer

Kevin Diloreto —Secretary

Fred Squib — At Large

Regular meetings of the Board of Directors shall be held on a quarterly bases. The Board may meet at other times that they deem necessary.

The Board is not paid nor do they receive any other compensation for their service.



Speaking of Rules....

Those of you who are parking on the street....To put it mildly this is a violation of state law. You are prohibited from parking on a state/county/city maintained road. This is not a “neighborhood” run roadway. If you, as a neighbor, feel there is a violation, simply call the sheriff's department and they will respond to the violation.

Everyone realizes that some owners/renters have more vehicles than parking spaces. Nonetheless, the rules and regulations of the Association were given to each owner prior to moving into the neighborhood.

This is a voluntary service.

The following is a **summary** of the powers and duties of the Board:

The operation, care, upkeep, and maintenance of the landscaping, entrances, signs, driveways, parking areas, access easements, and improvements located upon the common areas.

The determination of the amount of funds required for the operation, care, upkeep and maintenance of the entrances signs, driveways, parking areas, access easements, and improvements needed in the common areas.

The levying and collection of the assessments from the membership owners including foreclosure of the lien against property for which assessments are not paid within thirty days after the due date, or to bring an action against the owner (through the justice system) personally obligated to pay the same.

The employment and dismissal of personnel as necessary for the efficient maintenance of the development and operation of the Association.

Maintenance of bank account.

Purchasing and maintaining of insurance for access easements, entrances, signs, common areas, all amenities and other improvements.

Repairs, additions, and improvements to, or alterations to, the property belonging to the Association.

Adoption of rules and regulations governing the use and enjoyment by the members of the Association of real property owned by the association.

The enforcing of the obligations of the members of the Association, allocating income and expenses of the Association and doing anything necessary and proper for the sound management of the Association.

Levying of fines or expenses against the members of the Association and allocating income and expenses of the Association.

Adjusting and setting claims under insurance policies obtained pursuant to the By-Laws and executing and delivering releases on settlements of such claims on behalf of all lot owners, all holders of mortgages, Deeds of Trust or other liens on the lots and all owners of any other interest in the property.

*Copy of complete by-laws are available at www.communitysolutionse.com



Go ahead, baby, just try to park on my grass...

BACK PAGE

Kirkwood At Arrodale HOA
Wilmington, NC 28412
For comments:
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Look familiar?

People have discovered that they can fool the devil; but they can't fool the neighbors. ~

Community Watch
Call 911 First

Stuff and Nonsense....Makes you appreciate.....

A 19-year-old Carl Truman of Los Angeles won \$74,000 and medical expenses when his neighbor ran over his hand with a Honda Accord. Mr. Truman apparently didn't notice there was someone at the wheel of the car when he was trying to steal his neighbor's hub caps.

Jerry Williams of Little Rock, Arkansas, was awarded \$14,500 and medical expenses after being bitten on the buttocks by his next door neighbor's beagle. The beagle was on a chain in it's owner's fenced yard. The award was less than sought, because the jury felt the dog might have been provoked at the time by Mr. Williams, who was shooting it repeatedly with a pellet gun.

Homeowner savings opportunities!

These vendors have agreed to offer group discounts on certain products and services to help everyone complete their spring-cleaning chores!

Lou's Nursery: 15% discount on all plants and shrubs.
Contact number: 395-1005

Olympic Paint and Power Washing: \$ 99.00 Power wash for any home in Kirkwood.
Contact number: Brett Collins 262-1112.

Mike's Mulch and Stone : 15% discount on mulch and yard debris drop off.
Contact number: Mike Tarter 793-9111

The Punch List :
Carl Edman 538-7053

***This list of vendors is being provided as a convenience and is not an endorsement of quality or price. As with any financial transaction it is best to collect as much information as you can before making a decision.

Kudos to our neighbor who was kind enough to fill our dreaded pot holes. Thank you so very much.

COMING SOON:

Community Yard Sale
April 17th from 7a.m. until 1:00 PM. We will place ad in Star News, wilmingtonyardsales.com, craigslist and put sign at front entrance on the Monday before the sale.
Check out the website for Important dates and information.
Community Web Link
All newsletters are on the website and Community Events, as well as Board meeting minutes and discussions.
www.neighborhoodlink.com/wil/kirkwoodhoa