



LEGACYPOINTE LEDGER

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BOARD OF DIRECTORS

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Neighborhoodlink.com/fville/lppoa

MESSAGE FROM THE BOARD

Happy Summer!

Much has been achieved since our last newsletter. The POA Board has been working diligently to bring our finances up to date and collect outstanding debt. This has been largely achieved and we are in good shape to handle the year's upcoming expenses, including insurance and lawn care for the common grounds, accounting fees, and water and electric bills. We have also been striving to increase communication with the community through these newsletters, our email group, and our website (neighborhoodlink.com/fville/lppoa). And most recently, we had a successful "Party in the Park" for the neighborhood. However, there is still much to do and we need your help! In this newsletter we present a number of issues that need to be addressed, including adherence to some of the more important covenants, the need for nominations to the Board of Directors for the upcoming election, and help with other community activities that are in the works for this summer. In addition, please refer to the minutes of the last POA meeting for the guidelines that the Architectural Committee has established for outdoor storage sheds. As always, we hope that you will contact us if you have any questions, concerns, or ideas for our neighborhood. We continue to believe that, together, we can make this one of Fayetteville's finest communities and a neighborhood we can all be proud of!

1ST ANNUAL POA "PARTY IN THE PARK"

Legacy Pointe's first neighborhood party was a great success! Thank you to all who attended and for those who contributed their time and energy to make it happen. And big thanks go out to Mike and Michele Stevens at Funland, Inc., for donating the Tweety Bird Jumper, popcorn and cotton candy, and the big carnival prize that was won by a lucky resident in a drawing. The kids had hours of fun in the jumper and everyone appeared to have their fill of burgers, hotdogs, and other treats. We hope this can be an annual event for the whole family to have fun and for everyone to get to know their neighbors better and make Legacy Pointe a special place to live!





COVENANTS

We have the potential to be a first class subdivision. Please let's keep our neighborhood clean. Nothing is more impressive than curb appeal. You never know, someday you might be trying to sell your home. The Board is making efforts to have builders maintain their lots in decent condition during construction of new homes, but it is important that we do the same with our own homes. Please throw away trash and keep your lawns neat.

Pets are wonderful. If you own a pet they enjoy walks, and we see many families everyday with their pets enjoying our quiet neighborhood. However, it is important that all dogs be kept on a leash and that, if your dog leaves a deposit in a yard other than your own, you remove it. Nobody likes to pick up after other's pets.

Finally, there are covenants and restrictions outlined for our neighborhood. A copy of them has been posted on the POA website. Some homeowners read them before buying and liked them, some knew about them and have not read them yet, some do not know they exist, and some just rent. Although the board does not intend to strictly enforce each and every restriction, because some are slightly outdated and vague, we do wish to strongly promote those that affect our safety, security, and the general welfare of the community. For example, parking has been a major issue in our neighborhood. There should be no routine parking on the street or on the grass. It is a violation of the covenants, it is very discourteous, and sometimes dangerous, to your neighbors, and it impedes traffic flow, particularly on the main entryways of Greens Chapel and Persimmon. We believe that because street parking is a safety issue for drivers and pedestrians alike, particularly for children who could run out between parked cars, it is an issue that the Board must enforce.

GARAGE SALE

The Board is hoping to organize a neighborhood Garage Sale for this summer. There are many ways this could be done depending on the level of interest in the community. We would like to choose a weekend in the summer for interested homeowners to have their garage sales in order to attract more people to the area at a single time for bargain shopping. For those residents who do not feel they have enough items to sell on their own, we can also designate one or two homes to sell items for a group of homeowners. If you are interested in participating in a neighborhood garage sale or if you have suggestions for how or when to have it, please contact Bob Law (Robert.Law@sbcglobal.net).

NOMINATIONS FOR UPCOMING ELECTIONS TO THE BOARD OF DIRECTORS

The POA will soon be holding an election for two positions on the Board of Directors that will become vacant this summer. A community meeting and election has been scheduled for **September 21st at 7:00**. A Nomination Committee is necessary to oversee the election and is being chaired by outgoing Board Member, Sterling Killian (443-3011). Also on the committee are homeowners Dawn Norman (443-6944) and Jay Young (521-1354). Please contact one of these committee members if you are interested in running for the Board or if you would like to nominate one of your neighbors who you think would be a good representative and active leader for the Legacy Pointe community. Of course, if you are not interested in running for election but would like to volunteer your time to help out in other areas, please contact one of the current Board Members.

POA EXPENSES FOR 2005

Legal Fees	\$ 645.46
Accounting Fees	2,136.47
Bad Debt Expense	859.91
Postage	41.53
PO Box Rental	40.00
Copies	74.66
POA Signs	40.00
Grounds Maintenance-Townhomes	23,115.16
Grounds Maintenance-Common Areas	5,410.00
Utilities-City of Fayetteville	1,037.43
Utilities-Ozarks Electric	265.24
	\$33,665.86

*There were two higher than normal water bills: \$516.47 in July, 2005 and \$347.53 in August, 2005. The water bill is now averaging \$8.70/month. The electric bill is running approximately \$23/month.

As of June 6, 2006, the POA balance was \$21,968.72. Of this balance, \$9,490.24 was lawn revenue money from/for the town homes and \$12,478.48 was from annual assessment revenue.



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MINUTES OF LEGACY POINTE POA MEETING

February 23, 2006

7:00 PM

Ozarks Electric Cooperative Bldg.

POA Board President, David Stanton, called the meeting to order, welcomed those in attendance and introduced Board members, Bob Law, Jorge Mendoza, and Marty Reeves. Board member, Sterling Killian was in absentia due to illness.

First order of business was a brief summary, given by David Stanton, on the park informational meeting held at the Fayetteville Boys and Girls Club on February 9, 2006. Based on the maps shown by the city parks representatives, the park boundaries include quite a large parcel of land beyond the retention pond. Some of the amenities could include age appropriate playground equipment with safety surfaces, walking trails, pavilion, benches and other equipment standard for a park like this one. Completion of the park is scheduled for August/September of 2006. The city will be responsible for maintenance and upkeep of the park itself. Hearings on the final park name will be held later. Any suggestions for possible names can be given to David Stanton who can give those to the city park reps for consideration. Because this is a public park overseen by the city of Fayetteville Parks and Recreation Department, it cannot be called Legacy Pointe Park.

Bob Law presented a short financial update. One of the primary goals is to keep separate the monies collected for the town home lawn maintenance assessments and the regular finances of the POA. One of the major accomplishments to date is the mailing of invoices to town home owners who are delinquent in paying their lawn care maintenance assessments for 2005 and some for 2004, also. A number of these delinquent assessments have already been sent in. The monies not collected last year had to be paid out of the general POA funds, which put the POA account in a bind. However, the Board has finally been able to pay the 2005 lawn service contract in full. Another of the problems encountered last year was the fact of inadequate names and addresses. The Board has been working diligently on this and is gradually getting all this information into a database.

Notice of the Legacy Pointe annual property assessment of \$100.00 per lot, due January 31, 2006, was sent out with the December newsletter. Around 2/3 of the assessments have been received, and delinquent property owners who have not yet paid will be getting a notice/reminder soon. The annual assessment is used to pay for the maintenance of the common areas (frontage, entryways, and retention pond), utilities (water and entryway lighting), accounting fees and the cost of routine mailings, notices, and supplies.

Liability insurance to cover the common areas and retention pond will be another expense added shortly. Several bids for premiums will be gotten before a final decision is made. The Board does not have a cost projection for this item as yet. One thing the Board wants to make clear is that no major expenditure will be made without community input and approval.

Architectural Committee members, Jorge Mendoza, Kevin Phillips and Mark Leichner addressed the subject of storage sheds/storage buildings, which has been a major issue since last year with property owners. The committee reported that they had held several meetings to discuss the size and shape of appropriate outbuildings to be placed in property owners' backyards. This committee evaluated that the issue with these types of buildings was a concern due to the variety of the yards' sizes; many lots having a small yard or on a slope, thus these buildings could generate a visual and architectural disruption. The shape of these buildings was also a matter of discussion due to the height possibly blocking out views and being an eyesore to surrounding neighbors.

The committee presented a list of requirements they proposed for adoption-stating they really would like input from the community-if not, these recommendations will be adopted by the Architectural Committee for approval by the Board.



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Before going into the proposed list of requirements, Article 12 of the Legacy Pointe Bill of Assurances and Protective Covenants was discussed as it states:

No portable structures are allowed (portable being defined as being on runners). Outbuildings may be allowed and constructed for use as storage of outside lawn and flower garden equipment and supplies provided the structure is similar in design to the home. A gazebo or similar structure may be built and maintained in the back or side yard. ALL plans for such structures must be presented to and approved by said Architectural Committee prior to construction.

The committee stated that a yard must be fenced before constructing one of these storage buildings and also warned that property owners should be careful of placement because the city has priority of easements.

Other requirements on the proposed list included:

- All buildings will have a gable design. No barn type designs will be allowed.
- Buildings will be set on a slab or floor.
- Maximum building dimensions: 8 feet at center, outside walls not to exceed 6 feet, maximum width to be 10 feet, and depth should be 12 feet
- All buildings must be in backyard – none to be in side yards.

The committee did mention that there are several structures found at Home Depot or Lowe's that would be appropriate or if the property owner chooses to build to be sure to follow all recommendations and get the plan submitted and approved by the Architectural Committee before beginning construction.

Further questions may be addressed to the Architectural Committee concerning these proposals.

Questions asked concerning the Covenants/By-Laws; the Board can interpret very rigidly or more lenient per what the community desires. There are 156 lots in Legacy Pointe,

Phases 1, 2 and 3 – therefore 156 votes. As of now, it takes a 2/3 majority (117 votes) to amend any item in the covenants document or adopt anything else. One of the things being discussed is obtaining proxies from those property owners who either do not live in this area or cannot for some reason attend meetings. This is going to be essential if the POA desires to change or amend one of the articles of the covenants document.

The Bill of Assurance and Protective Covenants and Restrictions for Legacy Pointe in general is a necessary document to ensure residents' safety in their neighborhoods and to provide the necessary restrictions on properties for upkeep and resale value of their homes.

Concerning the development and construction of homes in Phase 4 and 5, it was determined that the residents of Phase 1, 2, and 3 need more details from Mr. Charles Sloan, the developer. Questions concerned the number of lots, square footage of homes, construction of a clubhouse and pool and whether the residents of Legacy Pointe Phases 1, 2, and 3 wish to add these two new Phases into Legacy Pointe. As of now, the Legacy Pointe Bill of Assurance and Protective Covenants and Restrictions does not include Phase 4 and 5. At the end of this discussion, a suggestion was made to create a more uniform frontage on Double Springs Road to make for a much more attractive appearance and particularly if Persimmon Street becomes a main access to Phase 4 and 5.

Bob Law discussed the need for community involvement through volunteering for committees for input on what the Legacy Pointe residents would like to see done – how active do we want to be? Parks and Grounds Committee: How the community looks. Public Affairs / Social Committee: Events for the community, news on what's happening and what's going on

The annual POA meeting will elect 2 members to the Board. The need for persons to volunteer not only their interest on being on the Board but also their interest on serving on the Nominating Committee is great. Please contact Sterling Killian if interested.

A reminder was made to log on to the Legacy Pointe website at: www.neighborhoodlink.com/fville/lppoa for updates on what is happening and also join the group e-mail for information.

There being no further questions or business from the floor, the meeting was adjourned.

Respectfully submitted,
Marty Reeves
Secretary