

# KIRKWOOD AT ARRONDALE NEWS

WINTER/SPRING 2009

VOLUME 1, ISSUE 1

## Neighborhood News

### POOL NEWS

January 2009

We have had a couple of homeowners asking if we are aware of the new law that went into effect in December of 2008 called the Virginia Graeme Baker Pool and Spa Safety Act.

This law imposes mandatory federal requirements for suction entrapment avoidance in public and residential pools. This Act requires that all swimming pools hot tubs and spa's, no matter when they were built, be equipped with drain covers conforming to new standards imposed by the American Society of Mechanical Engineers to avoid all five suction entrapment hazards: hair, limb, body suction, evisceration/disembowelment and mechanical entrapment.

Since this law effects residential as well as public pools, any homeowner in the neighborhood who has a pool or hot tub should also make sure they have the proper drain covers as required by this law. The State of North Carolina also requires that all residential pools, spa's and hot tubs be surrounded by a barrier/fence to prevent children from gaining unsupervised access.

As of this writing, we have obtained and installed the new drain covers for the community baby pool. The proper covers for the drains in the main pool have arrived and will be installed prior to pool opening day. The backwash valve for the baby pool, the chlorinators for both pools as well as the lounge chairs are also being repaired. While we had to pay for the materials, all of the repair work has been performed by volunteers.

## Future of the Community

### THE FUTURE OF OUR COMMUNITY

Jan 2009

We have seen changes in our community, we have been hard at work and Century 21/CAMS is no longer our management company. We have a new management company since 1/1/2009 and the HOA board along with CSS are doing our best to serve the community. Cams had shortfalls of not doing their job and a lot of things were overlooked and are now coming to light. Please be advised that all present and future owners, tenants, and occupants of lots and their guests shall be subject to and shall comply with the provisions

sions of the declaration of covenants and restrictions for Kirkwood at Arrondale community. These rules and regulations are set forth for the purpose of protecting the value and desirability of the planned community and lots.

The acceptance of a deed of conveyance or the entering into a lease or the entering into occupancy of any lot shall constitute an agreement that the provisions of the Declarations/Covenants are accepted and ratified by such owner, tenant, or occupant.

The Covenant conditions and restrictions of our community may be retrieved at our website

### IN OTHER POOL NEWS

We have installed a new lock system on the pool gate which will be operated by key fobs as opposed to the use of a code and having the old pool tags. Each homeowner will receive ONE FREE key fob which needs to be safe guarded and kept from year to year as we will no longer be issuing new ones each year. If the key fob is lost, the homeowner will need to purchase a new one at a cost of \$100.00. The key fobs need to be used for entering and exiting the pool, so you will need to bring it with you each time you come to the pool. There is also an emergency exit button to be used only in the case of emergency. The key fobs should save money in the long run since we won't be ordering new pool tags each year at a cost of \$750.00. The new key fobs will be programmed to operate during pool open hours and can be deactivated for nonpayment of dues and/or fines or for violation of the pool rules. They will also be deactivated if you give your key fob to anyone else to use - it is for your household only. Should you move away from the neighborhood, the key fob should be left with the home for future residents.

The pool is now under camera surveillance 24 hours a day 7 days a week. There will be a new pool management company this year and we are also considering hiring a pool attendant for the summer.

### SPECIAL POINTS OF INTEREST:

- ◆ Pool News/More News
- ◆ Future of Our Community
- ◆ Road Update
- ◆ Communication
- ◆ Letter from the Manager

### Roads Update

As many of you are aware the roads within Kirkwood Subdivision are now owned by the State of North Carolina. This task was a lot of hard work on the part of the HOA and DOT. The roads were entered in the States system in November 2008. This now takes the responsibility off Kirkwood HOA from maintaining the roads and places it on DOT.

The final step is for DOT to complete the posting of signs throughout the neighborhood. These signs will be 35 mph speed limit and if necessary additional stop signs.

Just to remind everyone that since the roads are state owned the State and County Law Enforcement now can issue citations if traffic and safety laws are broken. Please remember to abide by all Safety and Traffic laws throughout the neighborhood.

[www.communitysolutionse.com](http://www.communitysolutionse.com)

or the Kirkwood at Arrondale Community Web site :

<http://www.neighborhoodlink.com/wil/kirkwoodhoa/>.

Either web site will provide you with the same information concerning the Kirkwood's Covenants, By-laws, Rules and Regulations and other related community material.

Thank you.

Richard J Wadzinski Jr  
HOA Member