

KIRKWOOD AT ARRONDALE NEWS

MARCH 25, 2011

MESSAGE FROM THE BOARD

The Board of Directors would like to apologize for taking so long to communicate with the membership following the Annual Meeting in November 2010. The Board is attempting to get a new website operational and it was hoped that it would have been completed by now. Perhaps a few of you know about the current website that will be abandoned, but most I am afraid do not. We anticipate that this will be the last newsletter written for the Association, but we needed to let you know who was on the Board and provide a couple of important upcoming dates. Once the new website is completed then all essential documents, news/events, board meeting minutes, etc. will be available on-line. When it becomes operational, a postcard will be sent out to each resident within the community and to non-resident owners giving them the details and periodically a postcard will be sent out to remind you about the site or to indicate that new important items or information has been posted.

In case you were not aware, the Directors' primary duties are to maintain the standards of the community as defined in the Association's Declarations or Rule & Regulations and to maintain or improve the common elements/property. These duties involve a variety of actions with the assistance of a property management firm, Community Solutions Southeast, serves in this capacity for our association. Once elected each position carries a term of two years and these volunteers are not paid or compensated for their services.

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Jerry Barnes, Property Manager
Community Solutions Southeast LLC
2108 Capital Drive, Suite 102
Wilmington, NC 28405
910-799-9779
jbarnes@communitysolutionse.com

Listed below are the members of the Kirkwood Homeowners Association that have volunteered their time to be on the Board of Directors. Chris & Fred are carryover directors from the previous board, Bill & Dean have served on previous boards, and Mike joins the board for the first time.

HOA Board Members

Michael Brunner — President
Chris Walsh — Vice President
Fred Squib — Treasurer
Dean Hunkele — Secretary
William Fand — At Large

Spring Has Sprung



Spring is once again upon us and summer is right around the corner. It is time to enjoy the great outdoors by sprucing our landscaping, exterior of our homes, and lots in general. Below is a checklist of items that may need attention:

- ✓ Remove weeds and dead plants from lawn and plant bed areas
- ✓ Freshen up mulch or pine needles
- ✓ Wash exterior of home to remove mold, stains and dirt
- ✓ Freshen up white paint on mailbox post
- ✓ Replace mailbox if necessary. Mailbox should be rust free with no broken/missing doors and only minor dents. Mailbox covers are allowed as long as rust is not visible
- ✓ Check and adjust sprinkle system to maximize water usage

Our community covenants specifically address keeping our property neat and clean. It is in everyone's best interest to maintain our property to preserve the value of our investment and the desirability of our community. Of course maintaining our homes appearance will keep the management company from sending violation notices and possible assessment of fines. Many letters have already been sent to owners by the management company to correct items of concern that require warmer weather to address and a May 1st deadline was provided. After May 1st, the subsequent letters to these same owners will give shorter & shorter deadlines to address the situation. So now is the time to clean the siding and spruce up the yard for that very important curb appeal and neighbor envy.



We Are Having a
Community Yard
Sale

Spread the news; tell your friends and co-workers that this year's yard sale is Saturday May 7th from 7a.m. until 1:00 p.m. Let's clean out those garages, storage sheds, attics and closets and have a great sale again this year. We are advertising in *The Star News*, wilmingtonyardsales.com and *craigslist*. Look for our community yard sale banner Sunday, May 1st at the front entrance.



Temperatures Are Rising

Get your sunscreen, flip-flops and towels ready!!! The pool will officially open on Friday, May 27th for the Memorial Day weekend, and will close on Tuesday, September 6th after the Labor Day weekend. It may open early & close later than stated provided everything is in place and weather permitting. You will know if the pool is open for use if the hours are posted on the gate. The pool will open at 8:00 am daily and close daily at sunset during the season. Anyone within the fenced area after closing is considered to be trespassing and may be detained by law enforcement and/or have pool access rights terminated.

The Association will not be providing a Pool Attendant this season. So please abide by the posted Pool Rules for everyone's safety and enjoyment of the pool. If the pool maintenance employee requests that swimmers leave the water, please do so for your own safety. As a courtesy, we would like to request that all swimmers leave the water if the worker is trying to perform any activities within the water such as scrubbing bottom, tiles, or vacuuming.

Remember your pool electronic key is the only way you can get into and out of the pool gate. You will need to bring the electronic key each time you come to open the pool gate. Lost electronic keys are expensive and will cost you \$100.00 to replace. Utilizing this lock system has cut down on the number of unauthorized users of our pool.

Renters and owners needing access should contact the property manager. Renters will need to have the owner send a letter to the manager that gives you permission to obtain the electronic key on their behalf. Property management information is located on the first page of this newsletter.

Please remember that the owner's association account must be kept current to have access to the pool. If you are delinquent on your dues please bring your account current so you can have access to the pool for the start of the season. Please remember that accounts that become delinquent or remain delinquent will have their electronic key deactivated immediately.

FYI...

Boating & camping weather is quickly approaching and we know you want to spruce up your recreational equipment. The HOA allows for these items to be kept at a residence for a maximum of four days for trip preparation and post trip or routine cleaning. Please let the management company know when you will have your recreational equipment at your residence or if you need any additional time to avoid any misunderstandings and violation letters.



NEWS ON THE STREET

All streets within the Kirkwood community are maintained by the NC Department of Transportation. This includes Hillside & Windgate from Naples toward the west & the Cape Fear River. All roads within Arrondale are considered private, but they do not have a HOA or other ownership entity currently in place. We would like to thank everyone who gave their time and money to repair the pot holes along Windgate Drive in Arrondale.

Please note that the same laws apply in Kirkwood as they do on any public roadway. No law will keep a child from darting into the street, thus please drive

carefully and keep a watchful eye for our children. Adjust your speed to ideally less than 25 mph to assure that our children are safe.

For those of you who are parking on the street on a consistent basis please be advised that technically this is a violation of state law as parking is prohibited on any state, county or city maintained road unless it is posted/marked for doing so. If you park on the street, you need to stay at least 30 feet from an intersection or stop sign and park facing the direction of normal traffic flow for your side of the roadway. If you see a vehicle in violation,

please call the New Hanover County Sheriff's Department and they will respond to the complaint.

Everyone realizes that some owners/renters have more vehicles than parking spaces which may require maneuvering of vehicles within driveways at times especially if a garage is not capable of being used to park at least one vehicle. Each resident is reminded that parking in any grassed portion of the lot is prohibited per the Rules and Regulations of the Association. If you DO NOT have a copy please contact the property manager to obtain a copy.

CRIME STOPPERS



While it appears that the Association's Community Watch Program has never been firmly established, each resident is encouraged to watch out for their neighbor. We have had a string of robberies of both homes and vehicles in the past four months or so in addition to the ongoing vandalism issues. The Association sent a letter to Sheriff McMahon seeking increased patrols to address crime, as well as, traffic and parking issues. The Sheriff responded positively and has assigned a Deputy to our community in these matters. The Deputy is expected to speak with the Board at their next meeting in April.

If you have been a victim, please contact the Association property manager after filing a police report and please press charges if the person or persons are caught. We have had some recent arrests, but residents have not wanted to press charges. If the victims do not press charges the wrong message is being sent to these criminals and the Sheriff's office that we are not serious about having crime put to an end in our neighborhood. We all have to do our part in helping provide a safe environment for our community.