

Echoes of the Estates
Newsletter for the Estates of the Salisbury
March 2009

March 25, 2009

Dear Neighbors,

This letter is a reminder that in late April, the Board of Directors will be developing a list of homes that are still in need of repair and properties that still need cleaning up. Each of these homeowners will then be addressed separately. If the work still goes undone, the Board will unfortunately have to take the step of assessing daily fines which can lead to liens on the property. Please do not let it get that far.

Yes, our neighborhood is getting older and, as a result, we have to take a little more care to keep it looking good. If you drive the neighborhood, you will notice some homes in need of repairs, others need some TLC devoted to the landscaping and maintenance of the yards and lots, and some just need to be picked up and cleaned up. Spring is arriving and the damages of winter will be more apparent, as well as weeds returning and bushes, needing a trim last fall, will be even more unruly.

Our Protective Covenants address this situation by stating, "It shall be the responsibility of each lot owner to prevent the development of any unclean, unsightly or unkempt condition of buildings or grounds on such lot which shall tend to substantially decrease the beauty of the neighborhood as a whole or the specific area." The Board of Directors further addressed this issue on October 15, 2003, by issuing the EOS Rules and Regulations. Section II, B. restates the Protective Covenants, but also assesses a daily monetary fine for each day until the violation is abated.

The Board certainly does not want to go as far as assessing fines. However, if these issues are not addressed now, the neighborhood will look worse and worse, and home values will certainly be affected. Take a good look at your home and property, honestly assess what needs to be done and repair damage, replace fascia which has fallen off, replace guttering which has or is falling off, paint, fix broken fences, pull weeds, trim bushes and trees, remove exposed black plastic/tarp, clean up vacant lots, etc.

Sincerely,

Board of Directors
Estates of the Salisbury
Homeowners Association

Upcoming Board Vacancies

The current terms of the EOS Homeowners Association President , Secretary and Member-At-Large will expire in June. The Board is looking for persons who would like to serve our community and fill those positions for the next term.

As you know, the Board is responsible for management of the business and affairs of the Homeowner's Association, and has the powers and duties necessary for the administration of the Association. The President is a voting member of the Board and shall be the principal administrator and manager of the business and affairs of the Homeowners Association, bound by the policies and procedures established by the Board. He or she may sign any contracts, checks, or other instruments, which the Board has authorized to be executed and in general, perform all duties incident to the office of President. The Secretary is a voting member of the Board and is mainly responsible for preparing and keeping minutes of all meetings of the Board. Additionally, the Secretary is responsible for maintaining the EOS web page and other duties, which the Board may assign. The Member-at-large is a non-voting member and shall perform any duties which the President or the Board may assign.

We would also like to let you know that if we do not get any volunteers for these positions, the current Board will have to look into hiring a management company to handle the affairs of the community. This will entail an increase in our monthly dues to pay for this service.

The Board is looking for someone to begin as soon as possible as our Secretary. If you would like to serve in one of these capacities, please respond by emailing Scott White on www.white.richard@mchsi.com or phone 828-697-2213.

Monthly Assessment Reminder

The monthly assessment for July 2008 through June 2009 is \$45.00 per month due on the 1st of each month. A late fee of \$20.00 is applied for each payment not received by the 15th of the month.

Online Bill Pay

Did you know that if you use an Online Bill Pay service with your bank that you can pay your monthly assessment dues that way too? In order to do this, please be sure that:

1. It is sent using the same PO Box address where you mail your check.
2. The check needs to identify you by your name and address.

If you have any questions, please call Sheri at 697-6211.

Fix Up - Clean Up

On August 26, 2008, the Board of Directors sent out a letter to each homeowner and lot owner asking that each of you look around and take necessary steps to make repairs to your home and

spend some time in your yards and lots picking up and cleaning up. Yes, our neighborhood is getting older and, as a result, we have to take a little more care to keep it looking good. If you drive the neighborhood, you will notice some homes in need of repairs, others need some TLC devoted to the landscaping and maintenance of the yards and lots, and some just need to be picked up and cleaned up. Spring will be arriving soon and the damages of winter will be more apparent, as well as weeds returning and bushes, needing a trim last fall, will be even more unruly.

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Around the middle of March, the Board will be sending out another reminder concerning this issue. It will be developing a list of homes that are still in need of repair and properties that still need cleaning up. Each of these homeowners will then be addressed separately. If the work still goes undone, the Board will unfortunately have to take the step of assessing daily fines. Please do not let it get that far.

We have such a beautiful neighborhood and we should all take pride in keeping it that way.

Friendly Reminders...

As a preface, the Board believes that most of the residents in the Estates are doing their best to comply with the rules of the neighborhood and that in most situations nobody is intentionally trying to inconvenience their neighbors or create danger. The following friendly reminders are provided because, in the past, the Board has received or has observed specific and repeated complaints. We think you will agree that all of these boundaries are based on safety, common sense and common courtesy. We also believe that all of our residents want a safe and pleasant living environment.

Safety in the Neighborhood: Please - No Open Burning

We understand that leaf and trash clean up can be onerous, but please remember that open burning of leaves or trash or both is not permitted in the Estates of the Salisbury. The ban is for the comfort and safety of everyone living in the Estates. Of course, this is not meant to ban outdoor grills, smokers, barbecues, chimeneas and similar outdoor equipment used for leisure enjoyment.

Walking Your Best Friend

One of the many pleasures of living in these gorgeous mountains is enjoying a leisurely walk with your pet. Beautiful trees, fresh air, friendly waves from your friends and neighbors, and listening to the birds sing instead of your phone ring. Norman Rockwell couldn't ask for more. The only downside is that you must please remember that walking your dog requires you to remove any "gifts" that your dog leaves. Sadly, this is one of our most common complaints. In addition to being common courtesy, you are subject to a fine for each violation. So please remember to prepare for litter removal by taking a waste bag with you before you start your stroll.

Changes to Curb Appeal & Landscaping

Please remember that any major changes to the curb appeal or landscaping of your property must be submitted to the board for approval before such changes are undertaken. Of course, minor landscaping such as clean up or the planting of spring flowers are certainly permitted, but substantial changes require approval. This is certainly true if you plan to change any grade on your property or modify water runoff. Again, this is to protect the neighborhood as a whole, we are not trying to simply impose our sense of aesthetics.

Parking on the Street

Please be aware that parking on the street should be the exception, rather than the rule. Of course, from time to time logistics or weather require street parking. When this occurs, please do your best to park on a shoulder side of the street, even if this means parking across the street from your home. Please ask anyone visiting or working for you to follow this guideline as well. And under no circumstances should you leave your car parked in the middle of the road. Again, please be courteous and think of your neighbors.

Do We Have Your Communication Preference?

In the future, we will be publishing our newsletters via email as well as posting on the website. However, we know that some of our residents do not have computers and prefer hard copies. Accordingly, please complete the form below and return it with your next monthly assessment payment to ensure that we have your communication preference.

Name: _____

EOS Address: _____

Other Address: _____

Telephone: _____

Email Address: _____

Communication Preference (circle your choice): Mail Email

Please Mail to:

Estates of the Salisbury Homeowner's Association
Post Office Box 456
Naples, North Carolina 28760