

**Echoes of the Estates**  
**Newsletter for the Estates of the Salisbury**  
**January 2009**

**Board Secretary Vacancy**

First of all, the Board wants to thank Mary Houge for stepping in and serving as the Secretary for the EOS Homeowner's Association. For business and personal reasons, she will not be able to finish the current term of the office. As a result, the Board is looking for someone who would like to serve our community and fill that position for the rest of the current term and possibly continue for the next term. The Secretary's current term will run from now until June 2009.

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 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 webpage and other duties that the Board may assign.

The Board is looking for someone to begin as soon as possible. If you would like to serve in this capacity, please respond by emailing Scott White on [www.white.richard@mchsi.com](mailto:www.white.richard@mchsi.com) or phone 828-697-2213.

**Notes from the Treasury**

I know that everyone leads a busy life, including those of us that serve on the Board, but I have noticed some things that need to be addressed as far as the payment for the monthly assessment. Just since July, there have been 37 late payments as well as 17 incorrect amounts paid. Please consider the following:

1. The monthly assessment for July 2008 through June 2009 is \$45.00 per month and is **DUE** on the first of each month. Please take whatever action you need to in order to remember to pay your assessment timely.

A late fee of \$20.00 is applied for each payment not received by the 15<sup>th</sup> of the month, but again note that the due date is the first not the 15th. More and more Owners are paying late and are being assessed this \$20.00, so I want to address this. I go to the post office four or five times a month to collect the assessment payments as well as bills and other communications for the community. One of these times is either on the 15<sup>th</sup> or 16<sup>th</sup> of the month, depending on my schedule. The Postmistress has all the mail in our mailbox by about 10:00 a.m. Therefore, if I am going on the 15<sup>th</sup>, I wait until after 10:00 a.m. If you must continue paying after the due date of the first, please understand that once the mail is collected on the 15<sup>th</sup>, it is considered received.

2. Please do not put your payments for your monthly assessment in my mailbox. This is for my personal mail only. Also, do not ask me if it is OK to bring your payment by my house, use the PO Box.

3. Make your check payable to: Estates of Salisbury (EOS), Homeowners Association (HOA), and be sure the rest of the check is completed correctly. Lately, there have been some checks not made out correctly or completely. From now on, these checks will be returned, and if the correct check is not received by the 15<sup>th</sup>, a late fee will be applied. If a check is deposited and the bank returns it because it is not correct/complete, it will be returned to you for a correct check. You will also be charged for any bank charges as well as a late fee.

4. Feel free to contact me by e-mail – [livingoutloud@bellsouth.net](mailto:livingoutloud@bellsouth.net), or call me at 697-6211, if you have any questions about your assessment payments including your balance. I would appreciate it if you made these calls to me before 6:00 p.m. I will respond as soon as possible.

5. If you are paying by using on-line payments with your bank, that is fine. Just be sure that your name, address or lot number is on this check for identification. Many of the owners are now doing this and it is working well except that sometimes the incorrect amount is input or paid by the bank. Please be sure the correct amount (\$45) is paid to avoid a late fee. If the correct amount is not received, you will be assessed a late payment fee.

And finally, to end on a positive note, a big THANK YOU to all Owners who pay timely and pay the correct amount. Remember, the community relies on timely and correct payments from each Owner in order to pay our bills on time.

Sheri McKnight  
Treasurer  
Estates of Salisbury, HOA

### **Treasurer's Report**

As of the end of December 2008, the total funds in our bank accounts were \$95,246. This balance is comprised of the following:

\$ 55,227	Road Fund (chip & tar)
\$ 4,000	Refundable Deposits to Builders
\$ 34,038	Emergency Reserve
\$ 9,981	Operating Funds
\$95,245	Total Funds

### **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.

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, paint, fix broken fences, pull weeds, trim bushes and trees, remove exposed black plastic/tarp, clean up vacant lots, etc.

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, barbeques, 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