



NEWBEGUN LAND HOA

WINTER 2010 NEWSLETTER

NEWBEGUN LAND HOMEOWNERS ASSOCIATION BY-LAWS

(Article III) **MISSION STATEMENT**

The purpose of the NEWBEGUN LAND Home Owners Association (HOA) is to retain and improve the property values and the quality of life within the Newbegun Land Subdivision. The HOA will pursue the transfer and management of land and amenities that contribute to the quality of life within the Subdivision. The HOA will actively seek to include all homeowners within the Newbegun Land Subdivision as voting members of the Association. (adopted, July 16, 2005)

Many members have requested more information about the HOA. We are starting this series of articles with the mission of the HOA. In 2004 and 2005, there were a series of meetings, some open to all members. One result of that effort was the addition of the **Mission Statement** to our by-laws. We are working towards these goals on several fronts. **Quality of Life:** This newsletter is one way of getting out the news to our members. We have restarted the Community Watch program after several years of inactivity and added a Landscape Committee. We are coming out with a member's directory this Spring. **Transfer of Amenities:** We are looking into taking over management of the boat storage lot and sharing the cost of a new entrance sign. We feel this is an excellent way for us to get valuable experience before we take over actual ownership of the common areas. **Actively seek to include all NBL residents as HOA members:** We have a total of 16 members from sections A & B, (which do not require HOA membership). In December, the HOA conducted a membership outreach to those sections, gaining 2 new A & B members for 2010.

GRINCH ALERT!! CHRISTMAS VANDALISM AT NBL

It has come to our attention that, over the holidays, the outside lights/decorations on several houses in NBL were disconnected or disturbed. The "**Grinches**" have struck on at least 4 occasions. We are asking all residents who have had similar problems to contact us by email: NewBegunHOA@gmail.com We will be sending a letter to our **Community Watch representative** at the County Sheriff's office with the details.

ELECTION RESULTS

All three of our board members, (**Marian Helleu, Bill Krimmel and John McLaughlin.**) were reelected this year. At the January 5 meeting, the board elected the following officers for 2010: (President - **Marian Helleu** Vice President – **Bill Wagner** secretary- **Paula Dignan** and Treasurer - **John McLaughlin.**

POLL QUESTIONS:

Thanks go to the 52 members who turned in ballots! You gave the HOA an overall rating of **7.3** (10 point scale). We take that as a sign that we are doing well overall but need to improve in some areas. We scored high marks in Communication, “community spirit” and social functions. A summary of specific poll questions follows:

NBL DIRECTORY: **83%** of you voted yes to this proposal. We received no specific negative comments. **We will issue a members directory with the Spring newsletter. Please read over your dues assessment notice carefully!**

NEW ENTRANCE SIGN: **71%** of you voted yes to this proposal, there were several comments, both pro and con. The project is “under study”. Major issues are sign cost, placement and materials. **For this year, we plan to repair, repaint and landscape around the existing sign.**

MANAGE BOAT STORAGE: **73%** of you voted yes to this proposal. There were several comments/questions. The project is “under study”.

LOT OWNERS ASSESSMENT: **68%** of you voted yes to this proposal. As of this date, we are only exploring options.

HAILS AND FAREWELLS

Please welcome the new family who moved to Newbegun Land this Winter

Jerry and Helen Roback.

805 Broomfield Drive

NBL RESTRICTIVE COVENANTS

The Newbegun Land Covenants, dated October 1988, contain several rules and restrictions. In upcoming newsletters, we will explain some of the more important restrictive covenants in detail. **HOMEOWNERS:** Is there a boat or RV taking up needed space in your driveway? Do you know there is a boat/RV storage area right here in NBL. Check out the specifics online.

LOT OWNERS: Are you planning to build in the future? Do you need a review on the building restrictions? You can find the answers to both of these questions online at:

www.newbegunlandnc.com

TREASURERS REPORT

Below are the **2009 actual expenses** and the **budget for 2010**. We had a surplus last year of \$779 and expect to operate in the black again this year. We have \$15,000 in reserve as a CD. **The HOA is committed to keeping dues at their present level and we expect dues to remain at \$30 for the foreseeable future.**

<u>INCOME</u>	<u>2009</u>	<u>2010</u>
Member dues	\$5,070	\$5,080
Interest	\$6	\$305
Total Income	\$5,076	\$5,385

<u>EXPENSES</u>	<u>2009</u>	<u>2010</u>
Insurance	\$1,062	\$1,062
PO box	\$70	\$70
Legal fees	\$270	\$250
Printing	\$1,093	\$850
Postage	\$441	\$450
HOA meeting	\$0	\$275
Picnic	\$1,084	\$750
Supplies	\$63	\$100
Welcome gifts	\$146	\$180
Presidents disc. Fund	\$0	\$100
Misc. expenses	\$68	\$0
Entrance sign project	N/A	\$500
Total Expenses	\$4,297	\$4,587

COMMUNITY WATCH

The Newbegun Land HOA Community Watch kickoff meeting was held on December 3rd. We had 15 members present at the meeting. Pasquotank County Sherriff's Office Community Watch Coordinator, **Inspector Brent McKecuen** was our guest speaker. Emphasis on our Community Watch program is to always be alert for 'suspicious' activity here in NBL and, if a Community Watch member thinks that the activity **warrants calling the Sherriff's Office; be ready willing and able to do so!** If you are interested in learning more about the Program, or wish to attend this meeting, call or email Andy Revie at 330-2161, airevie@gmail.com

2009 MILESTONES

We have welcomed **ten** new families to NBL, seen **five** houses built (and a sixth currently under construction), The developer has added a new Section (4 lots on Beverly Drive across from the tennis courts.) We have grown larger, we currently have 169 members in the HOA. In July, North Carolina assumed control of all of Small Drive, making it a State road. This year the **Waterway 5K** race, sponsored by **Albemarle Hospital** Foundation, was held at NBL for the first time.

FROM THE PRESIDENT

The year 2009 is now a year of the past. It was a year that the Board of Directors was quite busy. Now we are in the year 2010 and we may have another busy year in front of us. Our newsletters seem to be a great hit with the members. We try to get out as much news that comes in to us. A great deal of e-mails that were sent to the board had to do with the young ones and their golf carts and ATV's. We can only say that we have no control over this situation. In some of the articles in this issue we have printed the Sheriff's phone number and can only say that when you think the children are doing wrong, you have to **call the Sheriff's office**. We say again that the **parents are responsible for their children**. There is an article in this issue you might find very interesting and I am hopeful that all parents will sit up and take notice.

In our poll in the last issue, one of the questions that was asked was "Why no new director candidates"? We have asked numerous times if there was any one that would like to be a member of the Board of Directors and we have only gotten one response. That is why there are no other members on the board. If you asked this question, I would like to ask you "would you like to be a member of this board?" If so just give us a call and we will be glad to have you. **We still have one open seat on the board.**

We are now working on the firearms and hunting questions. Your board has been e-mailing each other the past few days, trying to work out how we can best handle this problem. We hope we can give you an idea as to what we have come up with in the next newsletter. We are very glad to hear that you enjoyed having the picnic at the boat ramp this past fall. We will certainly look into having this as our permanent area for our picnic. Please be sure you read all the articles in this issue of the newsletter. You will see answers to some of the questions that have been asked by our members.

Once again, I congratulate our Board of Directors for the amount of time they put into their positions, trying to do as the members ask.

DUTIES/RESPONSIBILITIES

Several of you wrote comments about unsupervised children riding ATVs/golf carts, w/o safety equipment, some after dark without lights, and some carrying firearms. The HOA is not a law enforcement agency. We have no power to arrest people. **If you witness a violation of any kind:**

Step 1: Call the Sheriff 331-1500

Step 2: Call the Sheriff !!!! 331-1500

Step 3: Refer to steps one and two!!!!!!

IMPORTANT NUMBERS/E-MAIL:

SHERIFF'S OFFICE/ANIMAL CONTROL.....331-1500

EMERGENCY..... 911

+++++++You do not have to leave your name or address+++++++

COMMUNITY WATCH COORDINATER---Inspector Brent Mckecuen

EMAIL..... mckecuenb@co.pasquotank.nc.us

HOA BOARD OF DIRECTORS

PRESIDENT

Marian Helleu Term expires 2012
330-5600 mhelleu@roadrunner.com

VICE PRESIDENT, NEWSLETTER

Bill Wagner Term expires 2011
330-4708 wjw0108@embarqmail.com

SECRETARY, LANDSCAPE

Paula Dignan Term expires 2010
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TREASURER

John McLaughlin Term expires 2012
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AT LARGE

Charles Bowe Term expires 2011
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AT LARGE

Lauri Kaiser Term expires 2010
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AT LARGE, COMMUNITY WATCH

Andy Revie Term expires 2011
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AT LARGE, ARC

Bill Krimmel Term expires 2013\2
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