

2007-01-16

Harps Mill Woods Homeowners Association
POB 99081
Raleigh, NC 27624

Hello, Homeowners,

It is hard to believe another year has come and gone. As we begin 2007, we should first take a few minutes to reflect on 2006. I realize we all are busy with our own lives, and therefore the ongoing business of the homeowner's association often gets overlooked. I have been contacted by more than one homeowner to simply acknowledge the effort being put into running the association. Some homeowners know what it takes, as they are past board members and officers. Some homeowners want to help but are not able to for one reason or another. Then there are the other homeowners who seem to believe there is a group of homeowners who have some sort of "lock" on running the association. This is simply not true. Anyone who has served on the board or even volunteered some time for an event will tell you that the homeowners who volunteer their time – for one event or a board member position – are people who have a passion for making a difference in the neighborhood. In the nearly four years I have lived in this neighborhood I have had the pleasure of meeting many people who are passionate about our neighborhood. Some of these people have moved out and new homeowners have moved in. These new neighbors are especially important to reach out to as they bring new ideas and vision. Being a neighborhood of 115 homes we have the unique opportunity to provide some amenities usually afforded by larger associations – mainly our pool. At the same time, we are at a threshold where if our neighborhood was larger, we would most assuredly incur the issues inherent with larger communities – higher dues. The unique size, location and offerings of our neighborhood sets us apart from other communities in the North Raleigh area.

Our neighborhood is not without issues. Year after year board members face the same issues. A few issues are perennial favorites. One issue needing some attention in 2007 is parking – particularly parking on the street. Parking on the street generates various undesired affects including impeding normal traffic, impeding or blocking emergency and service vehicles. The latter can be anything from a delivery vehicle to a garbage truck all the way to fire trucks and ambulances. I do not think any homeowner would want to deny garbage pickup or emergency care to anyone. Unfortunately this is what happens when vehicles are parked on the streets. It begins innocently with one car, and at various times during the day or night parked cars create a narrow maze through the street making it a challenge for other homeowners to navigate through. Add in the variable of children playing in the yards and sidewalks to yield a recipe for disaster. The City of Raleigh Sanitation department supervisors have instructed the truck drivers to follow their long-standing policy of not collecting trash if the can is obstructed. However, the drivers have persevered and take extra time and effort to collect trash around parked cars. I do not expect this to continue in 2007. Therefore beginning in 2007, we will begin strict enforcement of parking policies. Along with the City of Raleigh parking policies, Harps Mill Woods Covenants and Restrictions will be enforced.

Article 3, Section 3.6 states "No truck or commercial vehicle in excess of a three-quarter ton load capacity shall be parked or permitted to remain on any Lot."

Article 3, Section 3.7 states "No automobiles, trucks, tractors, boats, campers, or trailers of Owners or their tenants shall be regularly parked within the right-of-way of any street in or adjacent to the Properties. Adequate off-street parking shall be provided by the Owner of each Lot for the parking of automobiles owned by such Owner, and Owners and their tenants shall not be permitted to park their automobiles on the streets or adjoining the Properties on a continuous, repeated or permanent basis."

If you need a copy of the covenants or bylaws, visit our web site at <http://hmws.home.att.net> or contact a board member.

Another challenging item is communication. Each homeowner has his or her idea of what the ideal communication is. This includes the type and frequency. I have tried to deliver more frequent and more effective communications to the homeowners in 2006 and look forward to doing the same thing in 2007. Please voice your opinion at the annual meeting about the types of communications you prefer. In the meantime, one strategy we intend on using for communicating meetings is to have signs at the corner of Harps Mill Woods Run and Harps Mill as well as the corner of Harps Mill and Milltrace Run.

A few weeks before Christmas every homeowner should have received their bill for 2007 dues. To supplement the treasurer's comments, I am proud to report the dues for 2007 are not rising from 2006. For those homeowners who have been here long enough to remember the dues being \$250, this is a serious reduction. I had the opportunity to be part of a committee to review the budget and make some minor, but important changes to the look of the budget. This committee consisted of three homeowners – of which one was not a board member or an officer. The committee's recommendations were accepted by the board and should serve the association well for years to come.

One upcoming item of business that needs every homeowner's attention is the upcoming annual meeting. As previously mentioned, the size of our neighborhood is unique and therefore presents certain challenges. We do not have a clubhouse or suitable central location to hold our annual meeting. We have held the meeting in various places over the years. In the spirit of trying something new, we are holding the 2007 meeting at 7 PM at Golden Corral restaurant (near the corner of Millbrook and Capital Blvd). The board met there several times in 2006. For those not familiar with the restaurant, there is a section in the back which will be closed off for the meeting. Please mark your calendars for Tuesday, February 6th and come to the annual meeting. Also look for the signs on the corners of Harps Mill Woods Run and Harps Mill as well as Harps Mill and Milltrace Run.

One specific topic for the annual meeting will be the election of a board member. Howard Perry's term is expiring. Howard has served on the board for three years and provided helpful insight and guidance during this time. Any homeowner can be elected to the board. If you are interested in serving on the board, please contact me or any current board member.

I look forward to seeing everyone at the annual meeting. Come to the annual meeting early and eat supper before the meeting. Come to the meeting to learn about Harps Mill Woods. Come to the meeting to voice your thoughts. Come to the meeting to meet other homeowners. Come just because!

Jon Lee

President,
Harps Mill Woods Homeowners Association

Current board members:

Jon Lee, President	7936 Milltrace Run
Carole Springfield, Vice President	7801 Harps Mill Woods Run
Mark "MJ" Jones	7956 Milltrace Run
Howard Perry	8624 Paddle Wheel
Rob Smith	7940 Milltrace Run