

Harps Mill Woods Homeowner Association
PO Box 99081, Raleigh, NC 27624

January 8, 2009

Happy New Year Homeowners,

Your association board members hope that 2009 finds you and your family healthy and happy. We have worked hard in 2008 to improve and maintain our neighborhood, so we take this time every year to inform all homeowners of our commitment and challenges. Our annual dues remain \$160.00 in 2009 for the fourth consecutive year. Your household should have received the invoice in December and payment is due now. Our annual meeting will be held at 7:00 pm, on **February 3, 2009** at the Golden Corral, 2909 East Millbrook Road near Capital Blvd. Our 2009 budget is on the back of this letter for your reference.

In 2008 we switched to a new website and have been increasing communication throughout the neighborhood, to provide quicker response time to homeowners. The board members assisted in resolving issues with pool maintenance and furniture repairs, yard maintenance, water drainage problems in the 540 right-of-way, replacing the hillside steps between Harps Mill Woods Run and the pool parking lot off Milltrace Run, as well as responding to several requests for pool keys and website directory access. It's been a busy, but productive year.

The board can only begin the rule enforcement process once we are notified, so if you witness a neighbor not following our rules, please feel free to inform them directly or contact a board member. Our website at www.harpsmillwoods.org has a lot of useful information about our neighborhood.

In 2009, please resolve to adhere to all association rules, but especially those that affect safety and resale potential, such as:

- No Parking on the street overnight; emergency vehicles cannot pass
- Removing Trash/Recycling containers from the front of the property in a timely manner
- No Parking commercial vehicles (over three-quarter ton) in a driveway or on the street
- Picking up after yourselves, your children and your pets (pooper scooping)
- Keeping yards maintained (grass cut regularly, bushes and trees neatly trimmed)

It is important that all homeowners be represented at our annual meeting next month, as we have two expiring board positions and a vote is necessary. Here are profiles on three candidates:

Nabil A. Rahman, Harps Mill Woods Run – “I have lived here since April 2005. I'm married with 3 children and expecting a 4th in March '09. I work as a structural engineer. My wife's name is Elham and she currently does not work, but studies to be a licensed teacher. We love to travel, take road trips with the kids. My son and I play soccer and like to watch hockey.”

Mark Jones, Milltrace Run – “I have lived here 7 years and have stayed involved with helping out where it was needed. I have enjoyed keeping up with the pool and making sure all runs properly. I wish more people in this community would get involved. Due to the fact we do not have a lot

of volunteers, I would like to continue to stay on the board. My hobbies other than Nascar are keeping my yard and common properties, when needed, picked up and looking nice.”

Janet Cummings, Harps Mill Woods Run – " I came to Raleigh from Brooklyn, N.Y. in 1998 I have been residing in this community for the last 10 years. I chaired the "social committee" for 2 years. In 2002 I was forced to suspend my involvement in the community for personal reasons. I also retired from banking at that time and spent the next 5 years caring for my grandchildren. They are now in school and I would like to become actively involved in the community once again."

If you are not able to attend, please complete the Proxy Vote form on the back of this letter and give a signed copy to one of the board members before the meeting date.

We look forward to seeing you next month and continuing to managing our homeowners association.

Mark Jones, President Ron Alford, Vice President Lois Foster, Board Member
Jon Lee, Treasurer Brenda Campbell, Secretary
Current Budget Information:

Harps Mill Woods Budget	2008		2009
	Budget	Actual	Budget
Income			
Dues rate	160.00	160.00	160.00
Total Dues	18,240.00	17,728.20	18,400.00
Interest	800.00	513.87	600.00
Total income	19,040.00	18,242.07	19,000.00
Expense			
Electric	2,000.00	2,037.79	2,100.00
Water	450.00	668.94	600.00
Common Area Landscaping	1,200.00	1,080.55	1,200.00
Mulch for Pool	1,000.00	1,197.00	1,000.00
Flowers	-	117.37	-
General Maintenance & Repair	1,200.00	2,232.04	2,100.00
Pool phone	350.00	443.55	360.00
Pool contract	8,388.00	11,290.57	9,359.00
Pool additional readings	1,836.00	-	-
Pool permits	275.00	275.00	300.00
Pool supplies, chemicals	700.00	875.94	900.00
Pool repairs	800.00	941.50	1,000.00
Pool keys	100.00	-	100.00
Accounting & Taxes	200.00	320.15	375.00
Legal collections	200.00	-	200.00
Insurance	1,423.00	1,351.00	1,400.00
Printing	150.00	10.63	150.00
US Postal Service	200.00	340.64	300.00
Social	700.00	543.42	700.00
Financial Review	100.00	100.00	100.00
Web Site	130.00	169.40	100.00
Total expense	21,402.00	23,995.49	22,344.00
Total Income minus Total Expense	(2,362.00)	(5,753.42)	(3,344.00)

Proxy Vote: Only 1 per household allowed. If no one from your household is able to attend, please indicate the name of the candidates you are voting for; there are 2 open positions, so please write down 2 names. Candidate profiles are on the front of this form.

Board Member candidate: _____

Board Member candidate: _____

Property Address represented:

Submitted by (only 1 signature required):

Vote will only be counted, if submitted to a current board member prior to February 3, 2009.