

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

January 8, 2010

Happy New Year Homeowners,

Your association board members hope that 2010 finds you and your family healthy and happy. We take this time every year to inform all homeowners of events from the prior year, and our hopes for this year. Our annual dues were increased the 5% limit to \$168.00, the first increase in five years. Your household should have received the invoice in December and payment is due by no later than January 31st to avoid an interest charge. Our annual meeting will be held at 7:00 pm, on **February 2, 2010** at the Golden Corral, 2909 East Millbrook Road near Capital Blvd. Our 2010 budget is on the back of this letter for your reference. ***If you are not able to attend, please complete the Proxy Vote form on the back of this letter.***

In 2009 we struggled against the tough economy and we did have several homes foreclosure; however, only one currently remains unsold. We have enhanced our website at www.harpsmillwoods.org to contain more links to City of Raleigh rules and other helpful homeowner topics. Email was used to help facilitate quicker communication between board members and its association members. If you have an email address, but are not getting messages please send message to board@harpsmillwoods.org and we will add you. Homeowners may always contact any board member by phone. The rotting wood forming the path from Harps Mill Woods to the bridge was replaced. Our pool no longer has the sea grass plants along the back fence edge and will have new holly plants in place before it opens in May. The pool will be updated this spring as mandated by federal law with a new drain cover and all other concrete and painting will be completed at that time.

A reminder to adhere to our association rules; especially those affecting safety and property values:

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

It is important that all homeowners be represented at our annual meeting. We have one expiring board position (Brenda Campbell), so at least one vote will be necessary. The Harps Mill Woods Homeowner Association is self-managed and the duties of board positions are as follows:

President: Leads the board at meetings and works with board to resolve neighborhood issues as they arise. Reviews and signs all contracts for capital expenditures, as well as those involving the pool and major repairs within the limits of the board approved annual budget. Reviews submitted architectural plans submitted by homeowners. Homeowner must be a board member to hold this position.

Vice President: Assists the president with above duties as necessary and manages all social events within the approved budget. Homeowner must be a board member to hold this position.

Treasurer: Handles all financial transactions from deposits of annual dues in the HOA bank account to paying all regular bills (e.g. utilities, contracts), as well as repairs and reimbursements for association expenses as directed by president, vice president and secretarial positions incurred during the performance of their duties. Accountant review of all transactions and bank statements is conducted annually by CPA and published to website. Non-board member may hold this position.

Secretary: Handles all mass communication for the association including website, email messages and mailed letters to homeowners. Maintains contact information on homeowners, takes minutes at all HOA meetings and mails individual letters to homeowners who are not following the deed restrictions in our neighborhood as directed by the board. Non-board member may hold this position.

It has been our pleasure to serve this association in 2009. We look forward to seeing you next month and continuing to manage our homeowners association.

Mark Jones, President
Cummings, Board Member
Jon Lee, Treasurer

Ron Alford, Vice President
Brenda Campbell, Secretary

Janet

* Actual 2009 totals will be available at the Annual meeting.

Proxy Vote: Only 1 per household allowed. Brenda Campbell's board term expires at the end of the Annual Meeting on 2/2/2010. She is running for a second term on the board. Please indicate her name or the name of another homeowner that you know is willing to serve and plans to seek nomination at this meeting.

Board Member Candidate: _____ (valid only if person has been nominated).

Property Address represented:

I (DO / DO NOT) authorize _____ to vote on any other matters of Harps Mill Woods HOA Association business that may arise at the Annual Meeting on February 2, 2010.

Submitted by (only 1 signature required):

Form must be submitted to a current board member prior to meeting on February 2, 2010.