



CMHOA

10-29-2018

Newsletter from the CMHOA Board – *Important information enclosed regarding the Covenant Consolidation initiative. Action requested*

We hope this newsletter finds everyone doing well and enjoying the fall season. It is hard to believe Thanksgiving and the holidays are almost upon us.

In the spirit of keeping everyone informed, we wanted to take this opportunity to provide the neighborhood with an update on several topics of importance and interest.

First up is the Covenants Consolidation project – *Action is needed/required so please read this section carefully:* There has been an initiative underway to consolidate all of the different phases of covenants into one set of covenants for the entire neighborhood. This initiative was reviewed in great detail at the annual CMHOA meeting this past January. Over the course of 2017 the board, volunteers as well as legal counsel worked to create a single covenant document inclusive of the common language from each of the 5 subdivision phases and the associated covenants of each of those phases. The effort included several modifications to unify, simplify, clarify and modernize the collective covenants.

Following the annual meeting discussion, a sub-committee (made up of volunteer neighbors) was formed to review the covenants to make additional recommendations to address several concerns that had been raised. Thanks to all those that volunteered their time and provided feedback and ideas. We feel the current draft of the document has addressed questions and concerns representative of the entire neighborhood.

Following is a summary of the primary reasons we have taken this action and devoted so much time and energy to the project:

1. To simplify the existing 5 phases covenants and the supplemental covenants into a single document that will cover all phases
2. To eliminate the complexity of the original covenants into a document that is clear for all lot owners and the ACC committee to follow
3. To update the covenants to reflect the changes in technology since the original covenants were initiated (example Brick pavers as an alternative drive material)
4. To use the Wake Forest Town UDO as a base for general compliance
5. To remove onerous out dated restrictions that were over prohibitive for lot owners

Following is the address of the web site that you can go to and review the new covenant document:
<https://crenshawmanor.info/index.php>



In order to adopt a new set of covenants we need 67% of homeowners to agree and vote yes on the proposal. We will hold a special meeting to vote and make a final decision as to whether we adopt this new covenant document, or not. Each household counts as one vote. The meeting will be held at Hope Lutheran Church at 7:00 pm on December 11th, 2018. The address is 3525 Rogers Rd in Wake Forest.

We have enclosed for your convenience a proxy form that can be returned to the board, or given to a neighbor to cast a vote on your behalf. We have also provided for your convenience a stamped and addressed envelope in which you can return your proxy to the board if that is your preference. We hope everyone will take the time to read the new covenants and participate in the voting process. *Again, we need 67% of the homeowners to vote yes to pass this proposal so every vote is important. Taking no action constitutes a no vote, so please participate and vote yes if you support this initiative.*

In the meantime if you have any questions or concerns please contact anyone on the board. Names and contact information below:

Cole McCook – rcmccook@gmail.com

Eric Fortune – etfortune@yahoo.com

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Next up is information regarding the Food Lion Shopping Center:

- Highway 98 Berm - You may have noticed that there was a section of the berm on 98 that was lowered in height. Several neighbors have raised this as an issue with the Shopping Center Management as well as the DOT. The DOT did a study and stated the decibel level impact was negligible and therefore no corrective action was taken. This issue is still being pursued by several neighborhood volunteers with Food Lion.
- Lighting – For those that attended the annual meeting you may recall discussion regarding lighting issues stemming from the Food Lion Parking lot. Thanks to neighborhood volunteers for working with the shopping center management on a plan to limit the light and glare impact to those houses that border the center. As a result of their efforts all but a handful of light poles shut off at 11:30 PM and don't turn on until 5:30. They also installed shields on the ones that do stay on which has cut down the glare.
- Fencing issues
 - The border fence had a large dip in the section adjacent to one of the catch basins that created unsightly visibility for several of our neighbors. The fence has been recently corrected and raised in that section.
 - Food Lion has also addressed the gaps in the fence that allowed headlights to shine through and impact the neighbors that border the center. They had their fencing contractor install 1x4 slats over each seam between the original fence boards, effectively blocking all headlights and glare from coming through the fenceline.
 - Lastly, Food Lion had their fencing contractor extend the fenceline behind the Yoo's house to limit or eliminate the visibility to Highway 98 that was created when the shopping center was built.



- Generator noise - The generator that was causing noise issues has been shut down and will only be used when there is a loss of power or once a month for testing.
- No new news on any additional businesses going into the center.

Board reports:

Social Committee

- Welcome new neighbors - 5 new neighbors have moved into the neighborhood so far this year
- Watch for an upcoming neighborhood survey to determine if there are any social events that would be of interest. If we find the majority of neighbors express interest the board will pursue further.
- Luminaries – Several years ago the HOA sponsored holiday luminaries. Each house was asked to participate and materials were provided to adorn each house with curb side luminaries. We would like to reestablish the tradition this year and will be sending out a communication with more information as we get closer to the holidays.

Treasurer Report

- We are running within budget with no large variances expected. We expect to see roughly \$4,100 surplus by year end bring our total cash balance to roughly \$16,000.

ACC Report

- The ACC committee has had a busy year and as of the end of August had reviewed and approved 13+ requests from homeowners. The requests were largely for roof replacements followed closely by tree removals.
- We are looking into replacing the fences along the top of the Clatter Lane retaining walls. The current wood fences are deteriorating and becoming an eye sore which detracts from the beauty of our neighborhood and impacts home values. Seeing as how a small portion of the fences run along the two Crenshaw Hall properties, we will work with the Crenshaw Hall HOA to co-fund the cost of the project. Before year end we plan to solicit bids for the new fencing.

Miscellaneous

- Leaf and debris pick-up - Please remember to separate tree limbs, sticks and other debris from your fall leaf pick-up piles. The town's leaf trucks use a large vacuum and mulcher for leaves. Sticks, limbs and other debris damage the equipment. A recent edition of the Wake Weekly stated that 2 of the 3 pick-up trucks are currently out of service due to damage from debris mixed in with leaves. This will delay pick-ups the remainder of the year.