

NORTH FORT HOA NEWSLETTER

Summer 2012



New Website

We've got a completely new website up for the Association. Direct your browser or mobile device to <http://www.northfortcommunity.com> to check it out. There you'll find the covenants and other documents, recent HOA activity, timing and location of the next Board meeting, links to contact your officers and Directors and more.

In addition there is a link to a form making a complaint or requesting covenant enforcement directly through the site. The relevant forms and policies for the Architectural Committee are there as well.

The "Links" section will route you to information about septic field maintenance, private wells, Johnston County animal ordinances, dealing with fire ants and similar information.

The new site was designed specifically to be mobile device friendly. Depending on your browser settings, accessing the new site through an existing bookmark could route you to an old cached copy instead. In that event, try

New Rules for Use of the Pond

The pond and the access path from North Fort Drive are the property of the Homeowners Association and their use is restricted to HOA members and their *accompanied* guests. Please keep an eye out and let the Association know if you see unauthorized use of the pond and path.

A reminder that there is no swimming allowed and no gasoline boat motors are permitted. Pole fishing is permitted.

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typing in the address, deleting the old bookmark once you're in the right place and then making a new bookmark to the new site.

There will be additions and changes as time goes on and all suggestions and comments are always welcome. A big North Fort "thank you" to Connie Simpson for all her prior time and effort on the website and to Beth Nichol for designing and volunteering to maintain the new one.

Any vehicles on Association property around the pond must be kept a minimum in order to protect the pond and the regulated riparian buffer. No vehicle more than 5' wide is allowed and no vehicle or motor leaking gas or oil is permitted at all. Vehicles delivering fishing boats should be removed after delivery.

Please be considerate of adjacent property owners and their property rights by accessing and using the pond only via Association property. The complete Rules are available on the HOA website.

Monthly Board Meetings at Pineville

Unless the website advises otherwise, regular meetings are currently held the third week of each month, at 6:30 p.m., generally in the small meeting room on the second floor of the Pineville Club. Due to personal schedules, the day is subject to change. All residents are welcome and encouraged to attend. If you wish to speak, please advise the President so you can be placed on the agenda.

Your Architectural Committee

Any new construction and all additions, fences, pools and the like must be approved by the Architectural Committee, as provided in the restrictive covenants. The new website provides both contact information for the Committee and a direct portal to provide the necessary information for review.

In addition, the Committee's governing policies are available there. For example, there is a new policy clarifying how the general "all brick" provision in the covenants will be applied.

Those regulations provide, in part, that the "all brick" (or stone) restriction is generally limited to exterior walls, foundations, steps and readily visible entrances. The requirement also would not apply where requiring these materials would defeat the purpose of the structure, such as greenhouse walls. (Foundation walls may still need to comply.)

Where normal construction and engineering principles aren't consistent with this requirement - such as small offset dormers - an appropriate non-brick exterior may be considered.

The complete policy is available on the North Fort website.

Please Consider Serving

We're a small community completely dependent on volunteer participation to get the necessary work done.

All of the current Board members and most officers have already served for several years and one officer position (Secretary) remains vacant.

Please think seriously about volunteering to serve as an officer or standing for election to the Board at the next annual meeting.

Your community needs you.

Have you noticed....?

The hummingbirds are feeding furiously these days, stoking up for the long journey south this Fall. They're even eating peacefully alongside one another - at least briefly - now that nesting is done.

If you haven't put up any hummingbird feeders yet please consider doing so. It's a great source of continuous entertainment for the price of a bit of sugar.

There are commercial nectar preparations available but you can also make your own if you prefer. Most experts recommend one part dissolved sugar to three parts water. (Real sugar, please. No sugar substitute.)

Boiling the solution can help control mold but they're eating so fast these days it likely wouldn't matter. And you don't need to bother with red food coloring, particularly after they've found new feeders. Hunger will do the job.

Then just sit back and watch the show.

Covenant Enforcement Procedure

Residents who have followed local events for a while may be aware that there are continuing issues with uniform covenant enforcement created by problems with the original covenant and HOA paperwork.

The Association tries at all times to be fair and even-handed on all enforcement issues, recognizing the limitations imposed by those pre-existing problems.

The new website contains a link to the Covenant Enforcement Procedure for North Fort and contains a link for making a suggestion or initiating a complaint about a possible violation.

Where a pleasant “Would you consider...?” to a neighbor would likely resolve the issue, that would be great. If not and it’s something you believe is a violation of an applicable restrictive covenant, let your Association know and it will check it out and take the appropriate available action.

Volunteers Make It all Work

Special thanks to the residents who have volunteered for regular tasks within the community.

Among those are:

- Bob and Becky Seroka, who check for and report street light outages. (You can report those issues to them at rseroka1@nc.rr.com or by calling 919-585-2448.
- Gary and Pam Meek, who have taken on responsibility for keeping the entrance flag fresh and flying high.

And, again, please consider serving as an Officer or Director for the Association. The only requirement is to be a member in good standing. Don’t let it slow you down that you’re not familiar with a lot of the neighborhood history. There are other sources of “corporate memory.” Your

perspective and enthusiasm are the only qualifications required.

There are many opportunities to help out and make a difference in your community. Current volunteer opportunities include:

- Secretary for the Board
- Any CPAs out there? Someone to perform the required annual review would be a great help and a substantial savings to the entire community.

Ongoing tasks:

- Collecting news for and drafting a periodic (maybe semi-annual?) community newsletter
- Cleaning and maintaining the pond walkway fence

Future needs:

- Planting Fall annuals at the entrance
- Planting Spring annuals at the entrance

Board of Directors

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