



Welcome to the North Fort Homeowners Association Spring 2021 newsletter. We hope to make this a regular service for all our residents. If you have any requests or suggestions for topics to be included in future editions, please send them to the Gmail address on the back of this newsletter.

Whitley Corner

Everyone's seen (and heard) the clearing going on between North Fort's northern boundary and NC42. Those roughly 47 acres are currently platted for 86 single family residences and 193 townhomes.



One of the recurring questions has been “is North Fort Drive going to connect with the new construction?” According to the filed plat, a slide gate will be installed where North Fort Drive now ends, permanently closed to through traffic and accessible only by emergency personnel and vehicles.

In a related matter, the surface clearing and earlier rains created a runoff and silting problem for our pond that was not being properly addressed by the containment efforts in place. An alert resident who spotted the problem undertook to contact the appropriate individuals with the state which resulted in a sedimentation inspection.

Various items were brought to the developer's attention and, at this time, it appears that the situation has improved.

The HOA has that report and contact information on file now. Please let us know if more problems develop in the future.

HOA, covenants and you

Based on questions and comments we've been getting, there's some garbled information floating around concerning who is covered by what covenant and what the HOA can or can't do.

The original covenants – NF Phase I on the web page – were recorded before the first lot left the developer's hands. As a result, that set of restrictive covenants applies to all lots. Whether a subsequent covenant applies to a particular lot depends on whether the restrictions had been recorded before the developer sold the lot.

That's the problem with the HOA covenant. It was executed earlier but was not recorded – and potential buyers were not on notice – until roughly a quarter of the lots had been sold, mostly near the entrance.

That's why most folks are obliged to join the HOA but some aren't, despite benefitting from the expenditures made on behalf of the entire neighborhood.

But whether a lot is bound to the HOA or not doesn't affect the Association's legal standing to enforce covenants that run to the benefit of all. In other words, even lots not under the HOA can be – *and have been* – taken to court in covenant enforcement actions.

If you have a question concerning application or enforcement of covenants, please check with your own legal resources. Accurate information can avoid bad feelings as well as wasted time, money and energy, which is better for everyone.



Calling all readers

Did you know that you don't have to drive all the way to Smithfield for a library book? Set up an online account with the JoCo library system and your books can be delivered less than a mile away, currently to the Digital Doc shop on the west side of the Harris Teeter parking lot.

Books are delivered and picked up each Thursday.

Even better, JCPLS is now a member of a statewide shared catalogue system called NC Cardinal. There are forty-three library systems with almost 200 individual collections participating, so the odds are good you'll find the book you want. Go to: <http://www.jocolib.org/> and click on the "Our Shared Catalog" link. If you want to search statewide, make sure you click the "All Libraries" button.

Please consider helping out

The Association really needs helping hands for some administrative tasks and positions. The objective is always to improve things for everyone and too few people have carried too much of that load for too long. The Board is set for now but we need people willing to serve as *secretary* and *vice-president*. The management company does most of the correspondence and does record line items discussed during Board meetings. But a secretary who could take notes during the monthly meetings and write up a brief narrative – something we hope to start posting again for all to access – would be a great help.

A vice-president is needed to take some of the load off the current president, as able.

The primary qualification for appointment by the Board to either position is a genuine, cheerful willingness to assist the Association in its necessary functions and, thereby, your neighbors as well.

HOA: northfortHOA@gmail.com. <http://www.northfortcommunity.com/>

Current Board: Beth Smith, John Kronz, Ken Jones, Tracy Williams-Pender, Jane Garvey. President: John Sickler

Signature Management: Bruce Allen, 919-333-3567
BruceAllen@Signaturemgt.com, <http://signaturemgt.com/>

Other useful contact info:

Johnston County **Animal Services:** 919-934-8474

Sheriff's Office non-emergency number and general information: (919) 989-5010

An interactive map to report malfunctioning **streetlights:** a Bing or Google search on "duke energy streetlight repair" should get you to the main page for this service.

Pothole or crumbling pavement (for the main state-maintained roads) at 1-877-368-4968, weekdays from 8 a.m. to 5 p.m. A search engine query on "potholes NCDOT" will get you to the online reporting site.

North Fort HOA
P.O. Box 1766
Clayton, NC 27528



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