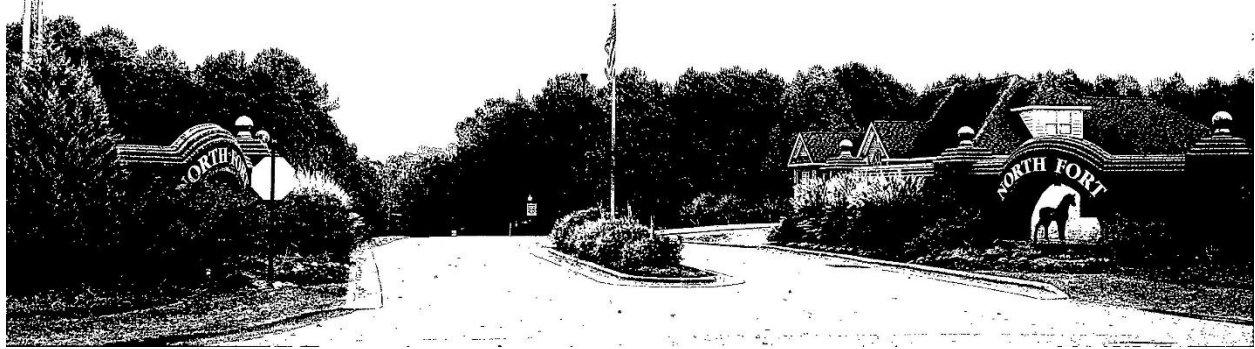


North Fort Homeowners Association, Inc.



northfortcommunity.com

Spring 2022

New website

The new website is up and running. We hope you'll be pleased with the updated appearance and capabilities. A lot of time and effort has gone into making this a useful tool for residents – as well as for folks checking us out with a eye toward becoming residents.



If you haven't poked around in *northfortcommunity.com* lately, in addition to covenants and other local info, check out the updated "Helpful Resources" menu at the bottom of the main drop down arrow on the upper right corner (or banner, depending on your display). Topics include managing your well and septic system, water and wetland regulations, dealing with those pesky fire ants and more, from a variety of government resources.



And finally on the in-house digital front, we're operating but still in great need of an official webmaster. Anybody resident who has some experience with WordPress or Elementor – or who is willing to learn – and be available for current needs and future improvements, shoot us an email at *northfortHOA@gmail.com*.

New covenants?

The Board and officers have put a lot of time over the last six months or so into drafting new covenants to put before the neighborhood for consideration eventually. It's still very early in what will be a very long process, but the first step has been taken.

The initial draft is currently on the attorney's desk for evaluation. Once that is done, more internal tweaks likely will be needed before they're ready to present for resident consideration.

Just so you'll know, all our existing covenants came wholly from the original developer and his attorney, without any input from any resident, past or present. Anyone who has spent much time trying to find something specific may well have experienced colorful thoughts about the drafters, or at the very least found a cure for insomnia.

Over 25 pages are currently contained in 10 separate and occasionally mutually inconsistent documents. With sometimes strangely minute provisions punctuated by large gaps in needed coverage – not to mention the occasional unlawful prohibition – it's a constant struggle for the Board to provide appropriate protection for our neighborhood, consistent with the legal obligation to enforce lawful covenants as they are written.

All voices are necessary to the final product, both in crafting the best possible document and, once settled, in obtaining the extremely high percentage of approving votes which will be required to put them into effect.

Every single resident will be part of this process, whether they participate or not. That's true for the simple reason that not voting for the new covenants will in effect be a vote in favor of continuing the current disorganized, difficult to understand and hard to administer rules.

Stay tuned. Much more to come.

More services and improvements

By the time this has hit your mailbox, the pressure washing of the brick at the front entrance as well as the fence lining the walkway to the pond will have been scheduled or perhaps even already completed. We hope you'll enjoy the bright new look.

Gentle reminder

Operating an unlicensed vehicle – combustion or electric – including ATVs and golf carts, on *any* road in North Fort is a violation of the covenants. These vehicles are also prohibited on any HOA property, including the walkway to the pond, the dam and the north and east side pond buffers.

With the exception of two small lengths which have not yet been accepted by DOT, it is also a violation of the state Motor Vehicle Code.

Covenant violation letters have been issued recently in response to complaints with appropriate identification and corroborating information.

Folks who haven't been here long may not be aware of the actual local history in this regard. Far from just being carping by cranky neighbors, there is real danger here. Some years back, a very serious accident resulting in significant injury involved young people operating a golf cart on Bragg. Let's be safe.



Please send any suggestions for future issues of the newsletter to the HOA Gmail account below. This is a community newsletter, not just for HOA members, so let us help you pass the word on things of general concern or interest and perhaps even upcoming events you know about.



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

Current Board: Beth Smith, John Kronz, Ken Jones, Tracy Williams-Pender, Jane Garvey. President: John Sickler, VP: Daria Tolentino, Sec: Trish Perna

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



Addressee