



Hadley Park Newsletter

For the Residents of Hadley Park

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Issued: September 2007



Your Board of Directors— From Turnover to Today Baby Steps



Anyone who has served on the Board of Directors for a new community understands that it is a difficult job. It takes a lot of baby steps to get a new Board's feet on the ground. Our community is "deed restrictive," which means we all bought our homes with the understanding that we would be governed by our Covenants and Restrictions. Occasionally some individuals feel the Board is too strict in enforcing these restrictions. They lose sight of the fact that we are trying to maintain a balancing act for the good of the whole community, not just the individual. Remember, the restriction that troubles you may be the one your neighbor values.

Challenges

1. The biggest challenge the Board faced was the interpretation or misinterpretation of the clause in our Covenants on rentals. The young Board was advised that owners could not rent their homes in Hadley Park. After meeting with homeowners/landlords in our small group meetings, it became very apparent that we needed to revisit this issue. Consequently, we sent each homeowner a survey to get their opinion on whether rentals should be allowed. A large majority felt that rentals should be allowed with some restrictions. The survey results were as follows:

67% For 18% Against 15% Abstained

After totaling the results of the survey and collecting more information, the Board sent out an e-mail notifying homeowners they could rent their home.

2. Our second big challenge was the resignation of our management company. We had to act quickly to find a management company that would fit into our limited budget and best serve the needs of Hadley Park. We are fortunate that IPM was willing to take us on.

Factoids and Perspective!

- ☞ 62 of 67 homeowners are in compliance with the Trashcan restriction.
- ☞ 25 Architectural requests have been approved (one with changes) and 1 denied
- ☞ The Board has volunteered over 300 hours collectively over the past 7 months.

Other Issues

(Collected from the Small Group Meetings held in April 2007)



☞ **Landscaping the gulley.**

We have put these plans on hold because we will be changing our lawn service provider next year to **Landmark Landscapers**. (Landmark maintains the flower beds at the entrances to Hadley Park.) They have a vision for Hadley Park and we want to pursue this with them and the HOA once they are on board.

☞ **Will the lawn service company mow the outlying areas of Hadley Park and will they fertilize the yards?**

Avery's Creek Lawn Service has been mowing the outlying areas along Ledbetter Road and part of Glenn Bridge SE bi-weekly. They will fertilize the yards in the fall and will be instructed to notify the Board the date when they will apply the fertilizer.

☞ **When will streets be turned over to the state? We need stop signs!**

We are still working on this one. Anyone who has dealt with NCDOT will understand they work at their own speed. Once the roads are turned over to the state, we can request stop signs on both ends of Hadley Park Way and on Hollow Crest Way exiting onto Ledbetter Road.

☞ **Four way stop at Ledbetter/Glenn Bridge SE Roads.**

NCDOT has to clock the intersection to justify a four way stop. This is out of our hands but with enough interest we may be able to push this issue.

☞ **Policy regarding parking cars on the street and parking on the lawns?**

We have received numerous complaints about parking issues. The Board recently contacted the Fire Marshall for guidance with this issue. They advised us that if their equipment is blocked from getting to the site of an emergency, the HOA will be fined. They suggest that signs be posted instructing people to park on one side of the street only, away from fire hydrants. Also, parking partially on the lawns restricts our lawn service provider from mowing those areas.

We look forward to seeing you at the

Annual Meeting

Avery's Creek Community Center
Monday, September 17, 2007 • 6:30 p.m.