

Lake Park
Townhome Association
Established 1997

2008 LPTA



Fact Sheet #6

**YOU ARE INVITED TO ATTEND
ANNUAL MEETING & DINNER**

YOU: Townhome Owners & Residents

WHERE: Lake Park Community Center

WHEN: Thursday, November 13, 2008 6:30 pm – 8:00 pm

WHY: Official Annual Association Meeting

- Bring or Mail Your Ballots
- Hear 2009 Budget News
- Meet Townhome Neighbors
- Enjoy FREE Dinner
- Elect New Board Members

YOUR LPTA BOARD

President Building issues
Sandy Coughlin 2001-09* 882-9692
3825 Faith Church Road, Lake Park NC

Vice President Landscape issues
Kimberly Stoll 2008-11 564-4193
6050 Creft Circle, Lake Park NC

Secretary-Treasurer Webmaster
Phil Meeks 2007-10 882-8974

Board Director Welcome Chair
Opening 2008-11

Board Director Architectural Review Chair
Opening 2006-09

**serving 3rd term*



1. PRESIDENT'S MESSAGE

As your board president, I've seen how all our Association accomplishments are direct results of reliable property managers, an experienced management company relationship, and upon resident volunteers serving on the board. But above all, results arise from all of you owners who actively maintain your homes. Thank you!

Board Leadership: If you haven't observed an all-volunteer board meeting, you might be surprised to that one vote can make a difference. Board decisions are made by majority vote, so decisions that affect all 150 townhome owners can be made by a 3-2 vote. With 3 new openings, you could so easily become one of those valuable five board members!

Board Respect: Unlike HOAs that make the news, in reality, mutual respect, patience and common sense truly prevail among your LPTA board directors and our meetings. It's a legacy we expect to continue through the years. Few director volunteers have prior property management experience, I didn't, but we do care.

Sound Management: HP has reliable expertise in buildings, grounds and operations and has consistently provided wise perspective and superb follow-through. Your directors have not been hesitant to ask questions, to hold your management company to reasonable standards and to implement CCR tasks with courtesy and understanding.

Board Mission: Our mission statement is *"To work together for effective communication, economical townhome maintenance, architectural integrity and social development in the Lake Park community."* That mission requires following the CCR guidelines to support property values, sharing sound townhome news (flyers on storm doors or home care tips, the website and this newsletter) to keep townhome owners informed.

Neighbors First: Directors use phone and email to share ideas between board meetings and often email photos of buildings and grounds to assure accurate identification of owner questions and concerns. Pride in our neighborhood is empty without good people relationships, owners like you who make the effort to learn your neighbors' names and interests, to share food, conversation, and activities; and look out for one another. Though that requires time and effort and a leap of faith, it focuses neighbors on common interests, Lake Park as your hometown. What was your dream when you moved here? What happiness have we given our neighbors? CCR rules reflect that mutual respect, a commitment to enhanced property values and to neighborhood joy.

Courteous Communications: My hope for the LPTA is that it never deteriorates into a litigious organization. I've sometimes been appalled at the boilerplate form letters that well-intentioned attorneys have offered to homeowner associations for addressing CCR violations. In my view, they usually need to be rewritten with less legalese and more courtesy. The real purpose of a notice is to be an action reminder of good quality neighborhood standards and appeal to the owner to remedy a problem in a timely fashion.

Over the years we have made some progress in those letters but we apologize for those times when a citation was less diplomatic. To be sure, every citation we have issued was for a valid violation. But we haven't been thrilled with notices that appear more harsh than necessary. We've added a caring step: with digital cameras, it's easy for a board member to take and send a picture to the manager before a citation is sent. Now your neighbors on the board preview the citation before it's sent to the owner.


Passing the Torch: Pleased with the people and progress during these last three board terms, its time to turn my attention back to growing family (seven grandchildren and my own aging parents), my full time HR career at Party City, and my Council service as your village Mayor Pro Tem. Personal prayer and faith in God provides strength in any endeavor. He has certainly carried me beyond my dreams this last nine years. Thank you for your prayers! Much has been accomplished over my three terms since our first resident board. **The LPTA continues to be one of the most beautiful areas in the village**, even with usual turnover of families, couples, and singles in our neighborhood. Your common areas are beautifully landscaped, your home exteriors are well maintained, and with a definitive reserve study in place, your association financial reserves are consistently growing to prepare for major expenses when replacement roofs are someday needed. I hope when that day comes that the aesthetics and durability of metal roofing, and flexible solar panels will be reduce your energy costs and protect your property values ~ and that I'll still be in Lake Park to see it!


--- Sandra W. Coughlin


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2. MANY THANKS TO THESE V.I.P.'S!

 **Kara Disotell**, our property manager, has her BA in business management, over 5 years property management experience in AZ and NC, is a Certified Manager of Community Associations, and is raising a family in Indian Trail. **Henderson Properties** expertly handles our financial, maintenance, operations, and vendor contracts, and has given magnificent support to the owners and to the volunteer board for ten years. Devoted to the community, HP volunteers helped on Charlotte's 2008 Extreme Home Makeover.

 **Phil Meeks**, graduate of Auburn University and an independent software and database consultant, began building the LPTA's own web site during his first term on the LPTA board. In his second year, Phil responded to resident parking questions, chairing the owners' meeting to clarify rights and responsibilities. Phil keeps LPTA board meeting minutes, reviews our financial operations, is husband to Kathy, and father of four. The Meeks became townhome owners in 2002.

 **Kimberly Stoll**, graduate of Appalachian State, is a Union County Master Gardener Volunteer, serves on Lake Park's Common Area Planning Committee, is a CPCC student of baking & pastry, mother to a competitive equestrienne, and active in the Queen City Model A Club. Her love of plants and good design prompted Kimberly's interest in LPTA grounds and architectural review and the LPTA budget all in her first year on the board. A Lake Park resident since 2003, Kimberly became a townhome owner in 2006.

3. EVERYTHING YOU DO COUNTS: Thank you to all who park your vehicles responsibly, who abide by our CCRs, who seek architectural review guidance before making exterior renovations, who ensure timely payment of your monthly dues, who pay attention to your window seals, vents and plumbing (especially washer hoses and ice-maker lines) to prevent expensive interior repairs, who regularly service their HVAC, who scoop after their pets, who add flowers and who keep patio plantings from unruly overgrowth. **And again, a huge thanks to all who have served on the board or who soon will.**

4. 2009 LPTA BOARD: 3 OPENINGS

Living in a Lake Park townhome is largely carefree. A little effort (one 6:30 pm meeting every 3 months) is an efficient way to make a difference, and to keep informed. The qualification? Are you an owner who can make a small time commitment and are your fees current? Your life experience certainly qualifies you to take a turn as a director on your LPTA neighborhood board. Step up!

As impressive as Kimberly, Phil and Kara's credentials may sound, it's their sensible approach to village life and their desire to treat neighbors fairly that make them good board companions and an encouragement to new volunteers who would like to enjoy the community through a more active role. Who would you encourage and nominate? How about YOU? Read your Annual Meeting packet and attend for more information.

5. CABLE DISH? STORM DOOR?

Our most frequent requests for architectural changes are to install a cable dish or a storm door. The process for obtaining approval is easy for any change: You attach specific plan and dimensions, a clear drawing or photograph of the location to an **Architectural Change Request** form and get it to a board member. Well-designed and professional quality installations are encouraged and need to comply with the CCRs.

For cable dishes, make sure the lines are buried and do not run into a neighbor's lot, and the dish is not visible from the front of the building (nor from the side for corner lots).

For storm doors, full glass or roll-up ½ screen are usually acceptable if the storm door matches the color of the existing door. Cross-buck colonial are not approved for our townhomes. If you have made a prior change, it's valuable to arrange for approval now to prevent a future resale obstacle.

LPTA By-Laws, CCRs, ARC forms, Storm Door Guidelines
Call (704) 535-1122 or view www.lakeparktownhomes.com

6. PEST CONTROL REMINDER

Make sure your interior termite contract and inspections are up to date. Pest control on patios and inside our townhomes is our own responsibility. Routine cleaning and treatment will deter and control bugs, mice, etc.

7. OUR FAVORITE WEBSITES:

Lake Park Townhomes (CCRs, budget, ARC forms, auto-draft forms, storm door suggestions and more!)

www.lakeparktownhomes.com

Lake Park Village Council: (keycards, ordinances, council contacts, trash collection guidelines)

www.lakeparknc.gov

Lake Park Master HOA: (CCRs, community events)

www.lakeparknc.com

8. COMMUNITY WATCH



Always call 911 if you spot anyone that raises your suspicion. You can prevent serious crime by making one safe indoor call. Police dispatchers will judge how best they can help. Union County deputies provide a maximum of 80 hours protection within the village every week.

9. PARKING ... PARKING ... PARKING!

Parking is a limited resource in our fair town. While parking is a challenge for residents with more than two vehicles per townhome, the original plan was to accommodate one or two. Complaints about parking consume valuable time of our police officers. Courtesy is a must.

Please use your garage or driveway to store your vehicles whenever possible. Got more cars than you can drive? Consider parking them in a less convenient place, store them off site or donate them to a charity. For your neighbor's safety and convenience, kindly free up those areas for others regularly coming and going. Nobody wants to have to carry children, groceries, heavy briefcases, or whatever a block or two in the heat, rain or snow - you get the picture. We do not "own" any street or alley spaces, only our own driveways.

The LPTA abides by village ordinances and association CCRs. Vehicles are legally parked within paint lines at curbside on village streets. Blocking fire hydrants or driveways, leaving less than 12' required right-of-way in alleys, are subject to citations or towing. Please do not park in unmarked alleyways. Neighbors with an empty driveway space may have space for your visitors, so ask first please.

Abandoned vehicles, without a license tag, or any vehicle parked on common areas, are subject to a tow. Expired inspection or tags are not a "parking" violation, but are subject to moving violation citations when operating.

Driver caution is always a necessity to protect pedestrians, families with young children and owners with beloved pets around parked cars. Please be careful around Miss Dee Dee's and approaching intersections.

10. LPTA DUES: WHERE DOES THE MONEY GO?

Monthly LPTA payments are due on the 1st of the month and fund our buildings' exterior maintenance, building insurance, exterior pest control, all common area landscaping and irrigation, occasional legal fees, periodic accounting audits, master HOA dues, your townhome water supply and sewer service, future reserves, and daily managerial operations.

Please consider using the free auto draft system that is already in place; forms can be found on the website. Over 30% of our townhome owners enjoy this convenience.

11. FORECLOSURES, LATE & LEGAL FEES

Most people are exercising special care in the current economic climate to protect their jobs, to work down debt, protect savings, retirement investments and trim discretionary spending.

Owners with any arrears amounts are advised to pay them off immediately to avoid interest expense. Even small amounts make a difference, those arrears account names appear on every monthly report that the board reviews until they are paid. Timely payments and keeping a zero balance protects your privacy.

Occasionally an owner may hit serious straits, so it's important to know that the CCRs allow foreclosure proceedings against any account that falls behind over three months. HP sends a 30-day notice, a 60-day notice and if necessary, a 90-day letter to a late account. The arrears account is then turned over to attorney for a lien, and follows the foreclosure process. Late fees (from the first defaulted payment), legal fees (lien, foreclosure or eviction) add up quickly and can double the original debt in a relatively short time.

The LPTA has no precedent for waiving monthly dues, owner late fees or legal fees. Payments received after the 15th are subject to the \$25 late fee. Late fees are paid directly to HP for extra account handling. Legal fees are paid to the attorney. A financial report will be available at the Annual Dinner Meeting, November 13.



12. BOARD BARGAIN

The board directors are rewarded through obtaining insights of the townhome association operation, the opportunity to influence policy and the annual budget, of advising the property manager and the real thrill of seeing dream projects through to successful completion. As fellow townhome owners NC law prohibits board members from receiving monetary compensation. Director decisions should benefit all townhome owners, indirectly benefiting the board as well. Certificates of board service are awarded at the Annual Dinner Meeting.

13. BEAZER GARAGE DOORS

Short driveway pads make it necessary for garage owners to park with care to avoid grazing the doorframes or bumping any dents into the door panels. Normal wear and tear is repaired on the routine P.M. But damage occurring from owner negligence, is repaired and billed back to the owner at that time. Any owner who prefers to remedy damage immediately may proceed with an ARC application or make arrangements with HP at any time.

Damage that creates a safety hazard, will be repaired promptly and will not be delayed to the next Preventive Maintenance. The last Beazer homes PM occurred in 2006 and the next will occur in 2011.

14. 2009 BUDGET ANNOUNCEMENT

The LPTA Budget Committee held two meetings in August to develop a 2009 budget, review the state of LPTA reserves, and prepare to meet future expense projections. Phil Meeks will present the financial report to all owners and residents attending the Annual Dinner Meeting, November 13.

The board approved the Budget Committee recommendations for the 2009 budget and new monthly dues at the quarterly board meeting on October 20. Like everything else, an increase in the monthly LPTA fees is unavoidable. However, the increase is anticipated to be less than 5%, certainly well under the 20% allowed by the CCRs.

15. MORE ROSES



Kathy Meeks, has been terrific support to the LPTA over the past few years. We know who *really* types up Phil's notes! The fresh-baked cookies that she sends to our board meetings, or has tucked into welcome gift mugs for new owners have made her a board V.I.P. Now, don't always expect cookies~ she has maps, special recipes and other goodies for new townhome residents. But if you moved here in 2008 and haven't yet met Kathy, call her at 882-9752. Although elected to the board in 2007, family and work obligations led to an early resignation. But the cookies have encouraged those of us who forged ahead!



Pat Holder was also elected in 2007 but found family obligations and the delights of aging gracefully interfered with her willing spirit to do more for the LPTA. Nevertheless, Pat and Tom keep an eye on the neighborhood from their corner townhome and we look forward to their continued interest and attendance at our Annual Dinner Meetings!



Special thanks to these residents and owners who have encouraged board members, or have visited one or more quarterly board meetings this year....

Henry Counts
Gloria Lorenz

Earl & Terri Davis
Suzanne Stadick

Bess Lombardo
Deb Stranges



Dave Baer and **Emily Whitley**, who were both at our 2007 Annual Dinner Meeting, provided tremendous support from the **Henderson Properties** side throughout 2006 and 2007. Dave has taken a career step back to broadcasting where he was a producer for many years. Though he left in the middle of our irrigation project, it was also a time when Union County had banned new water meter installations and the project was on hold. **Kara Disotell** has done an outstanding job taking over the reins for the LPTA and eight other associations after Dave. Kara quickly picked up all she needed to know about irrigation to complete the project with us! **Tracy Leamon** provides new support in her role as Community Association Admin Supervisor.

16. CCR AMENDMENT ~ COME TO THE ANNUAL DINNER MEETING READY TO VOTE

The LPTA board is presenting a CCR amendment ballot for vote at the 11th Annual Meeting on November 13. The amendment can reduce annual expenses without sacrificing financial integrity of an independent third party auditor review of the books and records maintained by our management company.

All owners may review the notice of the proposed amendment in their Annual Meeting packets, arriving by regular mail in a few days. The CCRs currently read:

“At the discretion of the Board of Directors, an independent annual audit be made of the books and records of the Association,”

The amendment change proposes:

“At the discretion of the Board of Directors, an independent annual review be made of the books and records of the Association, and if determined in the discretion of the Board to be needed, cause an independent audit of the books and records of the Association to be made.”

Deb Stranges, a former LPTA Treasurer and current townhome resident, compared the costs of an annual AUDIT to an annual REVIEW and confirmed that the cost of the review is about half the cost of an audit. Our independent third party auditor also confirmed and recommended this economy.

Note: No discrepancies or variances have arisen from any prior audits. The board reviews Henderson’s the monthly financials and will continue to do so. The board recommends in favor of the amendment as a cost savings, and would be able to alternate the more comprehensive audits with the more economical reviews on alternating years.



17. LANDSCAPE IRRIGATION PROJECT COMPLETED 2006 - 2008

In spite of drought ban interruptions delaying our first capital improvement project, the sprinkler system installation is completed, on time and on budget. Started in 2006 and phased in a 3-year period, extraordinary owner assessments were avoided. Lucas Lawn & Landscaping placed underground Toro™ lines, surface sprinkler heads, timers; Union Power Cooperative and Union County Water Department set the metered service, all of which is billed to and covered by your LPTA budget. Sprinklers are set in sequence and run on county-approved nights, giving residents day access to green spaces and using water during off peak hours. Irrigation protects the turf and plants we have, protects replacements, enhancing your community and property value for years to come.

18. OWNER & RESIDENT MAINTENANCE ALERT

Be attentive to your townhome maintenance, both interior and exterior. Report any townhome exterior damage to Henderson Properties. Do not delay your concern, regardless of when your PM rotation occurs. It's best to evaluate immediate needs while small and less costly to remedy. (704) 535-1122



19. PREVENTIVE MAINTENANCE

Foreman Painting Company completed a 3rd project for the LPTA, making exterior repairs, power-washing, and painting shutters, doors and trim on the Ryan townhomes in the 7000 Creft and the five 3800 Faith Church buildings in 2008. This section was first renovated in 2004.

The LPTA follows a consistent four-year cycle of exterior maintenance. Seven Ryan buildings at 6800 and 6900 Creft were done in 2005 and are scheduled for 2009.

Fourteen all-brick Beazer buildings were completed in 2006 and will be done in 2010.

The PM routine began in 2003 and repeated in 2007 for the five Ryan buildings at 6000 Creft, where the 4-year PM will begin its third rotation in 2011.



20. BEAZER COURTYARD PATIOS

These completely enclosed patios require your being at home to permit worker access and are not included in the routine PM. If you do have exterior damage on the rear townhome or garage walls that face your patio, call Henderson Properties (704) 535-1122 to arrange service.

21. ROLLING TRASH CARTS

To keep our streets and alleys free of bins, carts, and other debris all week long, the Village of Lake Park contracts for Thursday service to complete the entire village in one day. The townhomes have a variety of options for keeping our alleys tidy. Some of us have little fenced enclosures, a patio corner, or a niche just inside the garage door that work well. Double-bagging pet scooping and baby diapers, rinsing food containers, or using a green disinfectant or soap spray, can minimize odors. It's kinder than allowing the breezes to share it with the neighbors. More tips are on the lakeparknc.gov website and Waste Collection guidelines are distributed with the *Lake Park Villager* every February.



Mark your calendar now!

ANNUAL DINNER MEETING

LAKE PARK TOWNHOME ASSOCIATION

Wednesday, November 13, 2008

6:30 pm

Lake Park Community Center

Across the street from the Lake Park Clocktower

- ❑ Come for convenient & casual dinner
- ❑ Stay for an informative meeting
- ❑ Meet your townhome neighbors
- ❑ Meet your board members

- Elect three resident board members¹
- Bring your questions and comments
- Meeting ends promptly at 8:30

No Reservations Needed

Dinner catered by Li's Chinese Café

¹ All residents and owners are welcome to attend. Townhome owners with up-to-date accounts are eligible to vote; one vote per property. Owners are eligible to run for the board. Be sure to send in your proxy vote if you have to miss the meeting.