

Heritage Pines

June 2008

Addendum

Recreational Complex – (continued from page 1 of the *Heritage Happenings*)

In other areas, the new pool furniture, which was proposed last year and became part of the 2008 budget, is already in use. The new furniture consists of six tables, 30 chairs, 10 umbrellas, and 6 lounges. Some of the older furniture is still being used in the pool area, while 2 tables, 12 chairs, and 2 umbrellas have been “recycled” for use in the new *Recreational Complex*.

The Board is also considering an expansion of the dock at the pond behind the Clubhouse. A study and estimates are being secured to see whether or not it can be done.

A new larger, fenced, dock area would provide for a variety of activities. The HP Model Yacht Club sails there on Saturdays, but it could also be used for “catch and release fishing” – an activity that could be enjoyed with grandchildren. It would also be a great area where people can sit on a comfortable bench and just enjoy the serenity and beauty of the area.

The *Common Grounds* magazine, a publication of the Community Association Institute (CAI), in its May/June 2008 edition, had some very timely thoughts on the subject of amenities.

It stated the following: “To stay competitive, older communities must
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invest in a variety of amenities to revitalize them. By doing this a community can prevent losing existing homeowners and perspective home buyers.”

The article also stated: “If a community chooses not to make improvements, it may face declining property values...”

And it went on to further emphasize: “Active-adult communities are increasingly popular. These communities are the future standard of senior living.”

The article also re-enforced the fact that a Board is charged with making decisions which are “in the best interests of the entire community,” Even though there are those who disagree, and must always be planning for the future.

Newsletter to Get “New Face” in Fall 2008

The Board of Directors has signed a one year contract with Liturgical Publications, Inc. (LPI), to begin printing the Heritage Pines newsletter in the fall of 2008.

There will be a 2-color front cover showing scenes of the Heritage Pines Community. The articles, pictures, etc. will be in black and white, the same as they are now.

The “new” newsletter will contain 2-pages of advertisements at the back of each issue. This step has been taken by the Board in order to determine if the change will result in a reduction in the cost of producing the monthly publication.

The Board will be seeking input and assessment of this change during the coming year.

SPA IS "REJUVENATED"

As everyone who uses the pool knows, the spa has had a leak that has not been able to be remedied by regular maintenance/repair.

In order to continue to provide the community with this desirable amenity, the Board of Directors has taken action to have the *spa re-surfaced with a "diamond-brite" plaster coating* that should *last an average of 12-15 years*.

Since the water in the spa has to be maintained at a set level for operation, and therefore cannot be lowered to accommodate shorter people, some *"spa cushions" have been purchased so that everyone can sit more comfortably while in the spa*.

The addition of cushions was the most economical way to solve this problem.

HPCA Board

The purpose of the HPCA Corporation is to maintain the community both aesthetically and financially. Your elected Board of Directors is how this is accomplished.

The **election** will be held on **June 4, 2008** from 12 pm to 7 pm in the Heritage Pines Clubhouse.

You will be asked to elect five (5) members to serve on the Board. During the Board's first meeting, Board positions will be established. There will be a President, Vice-President, Secretary, Treasurer, and

an At-Large Member. At that time, length of service will also be established. There will be two 3-year terms, two 2-year terms, and one 1-year term. Any homeowner wishing to run for the Board should familiarize themselves with the Bylaws of the HPCA. Please review Articles V-VIII which details the powers and duties of the Board as well as the definitions of the officers and their duties.

On the day of the election, an official ballot will be given to the homeowners. (NOTE: A homeowner is determined by the name on the Wake County Real Estate Recorded Data, and must be a member in good standing.) There is one ballot per home. There is no splitting of votes. Votes will be counted by an independent outside entity after the official voting has been completed. If you will not be able to vote on June 4, 2008, proxies will be issued to homeowners. The proxy will only be valid for this election. Please apply for a proxy at the Clubhouse office or on line at **www.heritagepinesnc.com**.

Absentee ballots will be sent to homeowners who are not currently residing at Heritage Pines and these absentee ballots must be received by Dickson Properties, Inc. no later than 12 noon, June 4, 2008.

Items from the HPCA

April 24, 2008 Board meeting:

The grounds committee presented a proposal that the Board of Directors give A-1 Grounds, Inc. a 30 day notice of termination. Questions were asked who would take over, what they would charge and concerns about the bid process for '09. The Board and Grounds

Committee need to work on bid instructions for future years.

A motion was made and seconded that a letter be sent to A-1 Grounds stating the problems with their services and allowing them thirty (30) days to correct those problems. If the service is not satisfactory after that time, a registered letter notifying A-1 Grounds of the termination of their contract will be sent to them. This is in compliance with the terms of the present contract.

Approved by Board.

The Architectural Review Committee recommends that the previously approved proposal regarding artificial lowers be included in the section on ORNAMENTS in the HP Rules and Regulations.

Proposal: "There may be a maximum of three (3) lawn ornaments, sculptures, planters with plants/flowers, or statues, or combination thereof, of not more than twenty-four (24) inches in height and located in a mulched bed in the rear yard. A total of three (3) planters of not more than twenty-four (24) inches in height with plants or flowers may be placed on the front stoop or on the edge of the driveway and/or sidewalk close to the dwelling.

Plants and/or flowers in the above containers may be live or artificial. Artificial plants or flowers must be silk or a similar fabric, seasonally appropriate and naturally colored.

No plastic plants/flowers may be used. Discolored or faded plants/flowers must be removed or replaced."

Approved by Board.

Social Committee

The social committee would like to thank the over 200 volunteers who have helped support our community in 2007. Your participation has given this community so many wonderful activities and excellent leadership. We have been fortunate to have so many talented and creative people here at Heritage Pines.

There will be numerous opportunities in which you can assist during the upcoming year. Your continued support will be needed to ensure the outstanding lifestyle you create.

Jeanette Adamski
Evelyn Bryant
Barbara Harcharic
Mary Hodes
Joe Lacenere
Fran Livoti
Pat Schneider
Saundra Robertson
Nancy White

Clubhouse Events

June Ladies Lunch



Fashion Show by Coldwater Creek. Ladies of Muir Brook will model the newest summer outfits from Coldwater Creek. Someone will win a \$50.00 gift card. Each lady will receive a catalogue containing a \$25.00 gift card. Also each lady will be invited to shop on a special day

set aside just for Heritage Pines Ladies— rsvp noon, June 2, \$10 box lunch – your choice of sandwiches - catered by Panera Bread.



Festive 4th of July

The White Swan restaurant from Smithfield will be catering the 4th of July party this year. Their menu will be chopped pork BQ, pulled pork BQ (whole pig), fried chicken, baked beans, slaw, potato salad and hush puppies. Lemonade, ice tea and dessert will be included in the price of \$9.00. RSVP by noon June 16.

The food will be served at 5:30 pm. Randall Callahan & the Dixie Land Band will provide the music beginning at 6:30 pm.

If you are interested in helping this committee please contact Emmett or Becky Waller.

This is a community event and is being subsidized by your community association.

ATTENTION



DURHAM

BULLS FANS

Heritage Pines is planning a trip to see the Durham Bulls play the Norfolk Tides (Baltimore) on Wednesday, July 9th 7:05 p.m. game.

There is a new Herald-Sun Home Run Patio that is a semi-private picnic area.

The price is \$25.00, which includes a game ticket in the Diamond View seating area, special edition Durham Bulls Cap, and a two hour (6:00 to 8:00 p.m.) buffet featuring fresh grilled hamburgers, Sabrett hot dogs, crispy fried chicken, baked beans, macaroni and cheese, and potato salad. The buffet also includes a full selection of Pepsi products, Brisk tea and lemonade. A cash bar is also available. We need a minimum of 20 people to take advantage of this offer and we will try to car pool for this event. Please call Bernie/Bob Aliberti by June 1st if you are interested.

PLAY BALL!!!!!!!!!!!!!!!!!!!!!!