

Springdale Estates Association (SEA)

March 18, 2018

From: President, Steve Collins & SEA Executive Board members

To: All current Springdale Estates SEA members

Greetings Springdale neighbors!

Your 2018 board members have a very ambitious agenda this year. We are all volunteers who are trying to make Springdale Estates an even more desirable place to live. We need your help and input to achieve our goals!

First and foremost: The board has been working on updating and improving the SEA By-Laws. ***The proposed changes can be found on our website Documents page*** (<http://www.springdaleestates.org/7.html>). Since our inception in the early 70's, there have been very few changes. Your past president, Jim Brennan, and the Board have been working diligently to make needed improvements. With updates in technology and other concerns, these changes will “catch us up with the times”, help our meetings run more efficiently, give the Board the authority to work quickly, and provide better communication to our members. **We need a quorum (25%) of the SEA members to approve these By-Law changes. You can vote personally on April 10 at the Tabernacle Baptist Church on Leesville Rd. (6:30-8pm), or via the attached proxy. You may also be contacted by your Block Captain or Area Representative to collect your proxy.**

These are some of the concerns the Board will be addressing this year:

1. ***The “Big” Dam:*** The SEA owns the property, but the State maintains the road. The SEA must be “in compliance” with the NC State Dam Safety Law of 1967, which, among other things, addresses the possibility of liability in the event of a breach. It requires us to develop an “Emergency Action Plan” for notification of downstream owners. We are currently in discussions with the State and our attorneys.
2. ***SPEEDING:*** We all have concerns with morning traffic that speeds through the neighborhood on their way to the high school. We have been in touch with LRHS and the Sheriff's Department. But more needs to be done!

3. ***STREET PAVING/REPAIRS:*** Everyone in the neighborhood should be contacting the DOT if they have a complaint about the condition of our roads. There is a link on the SEA website under “Contacts”. They seem to respond more quickly when there are numerous complaints. The Board is working to come up with a neighborhood Action Plan.
4. ***SPRING CLEANING:*** Stay tuned for a Spring Cleaning Day announcement. We will be coordinating volunteers to clean signs, remove debris, and generally spruce up the common areas.
5. ***VOLUNTARY HOA?*** While the SEA is considered a “Voluntary HOA”, documentation to support this position is unclear. We are investigating the pros and cons of being a mandatory HOA – no decision made – just investigating. The Board welcomes any input.
6. ***COMPLIANCE WITH COVENANTS:*** The Board is addressing this item with diligence and caution. There are clear violations and the goal is to maintain property values.
7. ***WIDENING OF LEESVILLE ROAD:*** The Board is diligently monitoring this situation. Jim Brennan is keeping the Board updated at every meeting.
8. ***COMMUNICATION:*** We are updating our website & developing a newsletter. Also, Thanks to those who have paid their dues. Those who have not can do so very easily through the website.
9. ***BUS STOP BENCHES:*** This will probably become a reality soon! Thanks Kelly Scofield!!

Check out the SEA website to see additional ways you can become involved with the neighborhood.

The SEA should feel fortunate to have a Board who is truly dedicated to our neighborhood. Our mission is to serve our homeowners’ best interests and continue to improve the neighborhood we love. Thank you for your involvement and support!

Steve Collins, SEA President

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