

SEA Quarterly Update from The President

July 22, 2020

Healthy greetings!

Your SEA Board held a masquerade party last week (outside meeting with social distancing and masks). It did not take us long to figure out who was who!

The meeting was attended by all board members and was most productive!

Here is a re-cap of the meeting and a few other issues:

TREASURER'S REPORT

John Goodman reported that we are in excellent financial position and operating within budget. The troubling fact is that we only have a 66% participation rate of property owners. We would like to get that number much higher.

DIRECTORY

We keep saying we are going to rev this project up again, but COVID-19 keeps slowing down our plan. We do not want to ask the businesses that will be advertising for payments right now. Some businesses are on the brink – we are moving steadily, but compassionately with this project. We may move forward with printing and collect funds as appropriate. Thanks for your patience.

REZONING

There are several parties involved with this complaint against the city. Currently, we are in the “pause” mode as we await further input from the attorneys. There is a cul-de-sac meeting this Thursday evening (July

23) in Springdale Gardens to discuss “next-steps”. Please remember, we have an interest in this as this could set precedent for other properties bordering our neighborhood!

LEESVILLE ROAD FENCES

Since the Leesville Road Widening project has been kicked down the road [no pun intended], we need to spruce up our fences on Leesville Rd. I have met with a power washer/painter for estimates. The fence will be cleaned and painted if necessary! The fence on the west side of the road that is broken will be removed by the property owner.

RECENT BREAK-INS

We have had a string of cars being broken into (most are unlocked) and things of minimal value taken. Maybe kids with late night freedom?

At any rate, please lock your cars!

LAKE IMPROVEMENTS

What’s wrong with the lake? Really nothing, but we have requests to investigate aeration, silt deposits, and upgrading the bank by the dam.

Let me address these one by one...

1. **Aeration** – we have never had this, but some neighbors feel that an aeration system would improve the water quality and support wildlife growth (fish population). We have a proposal for several phases of a project, but they seem quite pricy. We first need an evaluation to see if we need to do anything. I have had conversations with our local wildlife expert Van Cotter. We agree! I suggested that we might pursue this project with the help of NCSU students or graduate students. This could be a win-win for both. Van will be contacting the University to discuss this

project, which could provide insightful, hands-on experience for these students. More to follow...

2. **Silt deposits at the north end.**

If you have visited that part of the lake, you know it is filling in with sediment running down from construction projects upstream. The pace of the deposits seems to be increasing. Jon Ehret has agreed to discuss this with Van also. The problem is that the State of NC is very restrictive when it comes to dredging – we are part of the Neuse River Basin which is strictly monitored.

3. **Bank Improvements**

We all know that the bank at the dam gets a lot of use. Consequently, the bank close to the lake has no grass and the area is becoming unsightly. Some folks (perhaps from outside the neighborhood) find this a convenient place to eat/drink and be sometimes inconsiderate! You would be amazed at the amount of trash I pick up every week! This is one reason we are putting up new signs. Jon and Van will also be discussing the best solution for landscaping (sod/gravel/etc.)?

AND...while we are at the lake....If you use the new ramp for launching kayaks and canoes, please move your vehicle after you launch. Others may want to use the ramp also. Parking should be outside the guardrail....Thanks!

Covenants and By-Laws – I promise this will stir up interest and confusion! I get a lot of questions about “who can do what?” to enforce the rules in the neighborhood.

As I mentioned before, I teach real-estate to students hoping to get their real estate license – no easy task.

One of the topics I teach is “rules of the neighborhood” Covenants and By-laws.

Covenants are established at the time of development. Covenants are generally, more broad in scope (lot size, minimum square feet, setbacks, farm animals, fences in the front yard, dividing lots, and much more). The Association does not officially enforce covenants. Any neighbor, or group of neighbors can take legal action against another neighbor for covenant violations!

To change any covenants in our neighborhood, it takes a majority vote of owners – a larger percentage in some other neighborhoods. Newer areas of an existing neighborhood can have more strict covenants, so some properties may have two or more sets of covenants to comply with! On our website (springdaleestates.org), you can look under your address to pull up the existing documents governing that property.

Many of you have seen the recent GEICO commercial where Cynthia, the HOA president patrols the neighborhood looking for By-law violations. She cuts down “illegal” hanging pots, cuts down mail-box posts that are not “regulation” and more. She is NOT loved by the neighbors! It is actually quite funny. I hope I am not viewed that way!

By-laws are established and enforced by the neighborhood Association. By-laws are generally more specific -no commercial vehicles, parking in certain areas, house/yard maintenance, mail-box height, flags in the yard, etc. Some HOAs can impose fines – Our SEA does not. In our neighborhood, we are very flexible and rarely bother anyone – but we will, if we get enough complaints. If it comes to that point, I will put a hand-written note in the offender’s mail-box. I never do that unless I

have 2 or more complaints. It is usually resolved quickly and quietly. You can also access the by-laws on our website under “documents”.

Spring Cleaning

Well, Spring has sprung and so has social distancing. We still intend to conduct this project, but it is not urgent and our compliance with State mandates will keep this on hold for at least a few more weeks. I did finally find out who supplied the letters for our entrances – they will be replacing the broken “r” at the north entrance! I will let you know when you can help with other chores – thanks

Board members

We will have a few board members that will be rolling off the board at the end of this year – we continue to look for neighbors that would be interested and devoted to serve. It is not as bad as you might think! I will roll off at the end of 2021.

Annual Meeting

It is hard to believe that will be talking about this already, but the date is approaching quickly. The meeting is November 17th at the neighboring Tabernacle Baptist Church. We have secured the building, but we also realize that this meeting may need to be virtual.

So, that’s the latest. I will keep you updated as necessary. Feel free to reach out with any questions or concerns.

Stay Springdale safe and strong!

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