

Springdale Estates Association Quarterly Newsletter December 2024

Annual meeting: we achieved a quorum only because we had over 30 proxy votes. We thank the 12 residents that did attend. The draft minutes and slides from the meeting can be found at these links:

<http://springdaleestates.org/SEAMeetingMinutesDraft2024.pdf>

<http://springdaleestates.org/SEAMeetingSlides2024.pdf>

Major points:

- SEA finances are stable, with \$36,600 in the bank. The 2024 budget was \$36,020, based on a 66% dues payment rate. We overspent this 2024 budget by \$13,100 in order to pay back taxes (2016 - 2021). We are now in compliance, and will remain so going forward.
- As of Dec. 5, 2024, dues payments were at 67%. We need to get the payment participation rate higher, or increase dues because everything costs more now, so there is less room for surprises. (SEA hasn't raised dues since 2018 and are \$150/yr.)
- We collected data on the speeding problem over several days and can be summarized as follows:
 - During the LRHS school year, from 7:00 - 7:15 am, an average of 30.6 cars enter Springdale Estates via O'Neal Road from Leesville to avoid the backup on Leesville heading south because of the LRHS student parking bottleneck. Over several days, the low was 24 and the high was 33 cars.
 - It was also noted no cars entered before 7:00 am, and no cars after 7:15 am. A review of proposed options were 1) speed tables, 2) blocking off the north entrance at that time to southbound traffic or 3) doing nothing. It was moved that SEA take no action on student speeding which was seconded. It was moved to table the motion indefinitely, which was also seconded. Please see the draft minutes for specifics.
- The Special Project to install irrigation at the traffic light entrance came in at \$32,646 (\$8810 lower than the approved \$41,456). This included disconnecting and capping the old, illegal tap (which the City of Raleigh inspected and certified).
- Jim Brennan, Area 1 representative, reviewed a recent zoning issue for residential districts. A developer in Raleigh is challenging a neighborhood's covenants in order to increase the area's housing density (FYI, Springdale Estates is zoned R2). Jim provided a copy of the UDO which the City of Raleigh uses to show what can currently be done in neighborhoods such as Springdale Estates. Note: we are in the Extra Territorial Jurisdiction of the City (most of the examples in the UDO would be in violation of current restrictive covenants). Jim noted that his presentation was to make people aware of issues that could impact Springdale Estates in the future.

Dog Poop problem: let's clean up after our dogs

No one likes picking up dog poop, especially if the dog is someone else's, and for sure, especially stepping in it. We have had reports that there are increasing problems with people not picking up after their dog, or leaving bags of poop on the side of the road, or putting it in someone's trash cans.

Simple message: clean up after your dog - take it home with you and put it in your trash can.

Leaves: Your leaves will not be picked up by City of Raleigh

We have noticed piles of leaves in the streets, and want to remind our residents that we are not in the City of Raleigh but the Extra Territorial Jurisdiction (ETJ). Despite text messages or emails re: District pickups, our neighborhood is not included. In addition, the leaves mat down in the rain and block stormwater outlets. So please, pick up your leaves (unless you have arranged otherwise).

New website for Springdale Estates!

In the first quarter of 2025, Springdale Estates will be implementing a new website using a commercial website platform called HOAStart. The particulars:

- 2000 other neighborhood organizations use HOAStart
- There are different levels of access available for SEA members vs. non-members
- There are protections for content
- The Springdale Estates domain will transfer
- It will reduce workload on Board members re:
 - * Sending emails
 - * Calendar management, organizing events
 - * Organizing expenses vs. budget
 - * Record retention i.e., bank statements, invoices, minutes
 - * We will have expert support through the transition: from build to load to go live
- The website resizes for mobile access
- It supports efficient updates for resident access, and supports onboarding of new SEA Board members
- It allows access for realtors/residents to covenants
- It supports a directory which will be opt-in

Holiday Lights contest

For those that enjoy putting up holiday lights or just driving around looking at them, we will be having our neighborhood annual contest for best holiday lights.

The winners will have yard signs planted on their lawns on 12/20 and they will remain up through 12/26. (Note for winners: We will pick the signs back up so they can be used again next year)

Your SEA Board