

March 2018

Chapel Hill newsletter

CHAPEL HILL H.O.A. BOARD

David Dalton-President
Bill Akins-Vice President
Stephannie Baker-Secretary
Amanda Edge -Treasurer
Helen Lampkin, Architectural Control Committee
Victoria Mizner-Property Manager

Your Chapel Hill HOA Board is here to serve you. Please feel free to contact us with any questions, comments, or concerns.

chapelhillnwa@gmail.com

chapelhillnwa.com

Stay in Touch

Text Message Updates: text @chapelhill to the phone number 81010 to enroll

Email: Not getting emails? Email chapelhillnwa@gmail.com to verify we have your correct email address.

Website: <http://chapelhillnwa.com> is our neighborhood website where you can find all information regarding the clubhouse, covenants, events, etc.

Nextdoor: Email chapelhillnwa@gmail.com if you need an invitation to join nextdoor.com

Facebook: Find us on facebook at facebook.com/ChapelHillEvents and "Like" our page to get updates about upcoming events!

New Clubhouse Policy

The clubhouse is free to reserve, however an exit checklist has been added to the protocol. In order to ensure the clubhouse is cleaned properly, we now require all reserving parties to complete each item on the clubhouse checklist and place the checklist in the clubhouse mailbox at the end of their reservation. Failure to complete the list and turn in the checklist by 9 am the day after your reservation will result in a \$50 fine and suspension of clubhouse reservations for one month. After two fines, reservations will be suspended up to one year.

Chapel Hill Perimeter Fence

The perimeter fence will undergo a complete update this spring! Thank you to Linda Buckner for heading up this special committee and collecting bids. The board has chosen Sands Fencing to complete the work. If you would like to stain or make repairs to your fence, please contact Sands at (479)271-0481 to schedule. Chapel Hill residents will receive a discounted price during this time.

Street Parking

Section 3.g. of the covenants states: "No cars, trucks, dune buggies, golf carts, mobile homes, commercial vehicles, motor homes, travel trailers, campers, boats, motors or trailers shall be kept on the Common Area, in any lot or in the street...." Vehicles are not permitted to be parked in the street. Continued parking in the street will result in a violation letter and eventual fines if required. We strive to keep our streets free of obstruction for our children, pets, and drivers. Thank you for complying with our covenants.

Lawn Maintenance

Spring is just around the corner which means our yards will begin to bloom whether or not we are ready! We do require our residents to have your grass, weeds, and vegetation mowed and cleared at regular intervals in your front and back yard.

Frequently Asked Questions

Q: How can I get a copy of the covenants? *The covenants can be found on our website, chapelhillnwa.com, under the "HOA" tab.*

Q: I understand the board cannot see every violation. How do I report an issue or covenant violation? *An issue or violation can be reported by filling out the online form on our website, chapelhillnwa.com under the "violations" tab.*

Q: Do I need approval for a satellite dish, antenna, or basketball goal? *Yes, please email chapelhillnwa@gmail.com with your proposal.*

Q: How do I know the board is taking care of a persisted situation or violation? *The board makes every effort to ensure the covenants are followed. Any violation reported by an HOA member is collectively reviewed by the board. If a violation has occurred, written correspondence is mailed to the resident citing the violation with a time sensitive request to remedy the situation. The Board also reserves the right to remedy the violation by hiring services, at the cost of the homeowner.*

Treasurer's Report

- As of March 2018 Chapel Hill has \$16, 651.95 in the operating account and \$44, 730.00 in the reserve account. The POA has 119 members.
- Our total income last quarter was \$21,520.
- Last quarter we spent \$3,957.98 on routine expenses (lawn care, pool expense, utilities, accountant fees, etc.)
- Each month we transfer \$750 from our Operating account to our Reserves account.
- The POA anticipates future expense of staining and making significant repairs to the Chapel Hill perimeter fence and the pool pump fence. This is estimated to cost approximately \$18,000.

Street Cleaning

Tired of dirty streets? Tired of all the dirt on "J" Street? Please call the city to request a street sweeper at (479)271-3130. The more residents that call will make a bigger impact and will make our neighborhood and surrounding streets a priority!

Other Reminders

- Trash cans should be removed from the curb and out of view by the next morning following trash service.
- The HOA cannot address problems with barking dogs. Reports of barking dogs should be called in to city animal control at (479)271-3170.

upcoming Events

Saturday, March 31, Annual Easter Egg Hunt, 11:00 a.m.

Join us at the Chapel Hill Clubhouse for our Annual Easter Egg Hunt! We will have three different age groups spread around the clubhouse along with a few other activities for the kids!

Saturday, May 19, Pool Opening Potluck, Time TBA

Bring your favorite dish to share with neighbors as we celebrate the first day of the pool being open!

Friday, June 1, Neighborhood Campout and Movie on the Lawn, 6:00 p.m.

Join us for our 2nd annual neighborhood campout and movie. Set up your tent and get ready to make s'mores by the fire while watching a movie on our outdoor movie screen!

Being a good neighbor is an art which makes life richer. —Gladys Taber

