

CEDAR POINT POST

C E D A R P O I N T P R O P E R T Y O W N E R S A S S O C .

SPECIAL POINTS OF INTEREST:

- Thanks for paying your 2019 assessments. If you haven't please make a point to do it right away!
- Please be sure your vehicle sticker is affixed where the Gate staff can see it easily—either directly above or below your Registration sticker.
- The Speed Limit is 20 MPH, everywhere in Cedar Point! There are a lot of children and animals in this community, don't run them down!
- Please don't litter! This is our home, not a landfill.

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T O P S S O F T W A R E C O M I N G S O O N !

Cedar Point's POA business office is in the process of migrating to TOPS software to help us manage day-to-day operations more efficiently, effectively, and equitably.

TOPS is an online solution that will allow our business office to provide enhanced services to the members of Cedar Point POA including:

- Real time account management online (every property owner will have his or her own, private, secure account with TOPS where they can view and pay bills, review any letters or notices, and contact the business office anytime.

- Online billing and payments—you can view and pay your bills at your convenience, and opt-out of paper bills and notifications (some notifications must be mailed for legal reasons).



Better, Faster, Smarter property management solution coming April 1.

- Online and real-time reporting for the Board of Directors so we can man-

age the community's affairs better

We are hoping to go-live on April 1, the first day of the 2nd quarter but there is a lot of work for Margaret to do to get everything prepared.

We will mail out more information about TOPS in March as we get closer to our go-live date. We will make a computer available in the POA office for property owners who do not have access to one so no one will be left out.

Please be sure to give the office your e-mail address if you haven't already!

9 - 1 - 1 A D D R E S S E S

We are still struggling with property owners who have not posted their 9-1-1 street address prominently on their properties. This is another friendly reminder to help emergency services locate your residence if something happens—this is no joke, a few

minutes could mean the difference between life and death! Don't let something as simple as an address sign keep the police, ambulance, or fire department from locating your home.

CONSTRUCTION CONTINUES!

Anyone who has made a visit to the resident trash station has, no doubt, notice the flurry of activity.

Wade Journey Homes and Waterfront Development (Vacation Home Builders) have been busy building houses that bring new neighbors to our community.

While new construction is a boon for Cedar Point bringing additional revenue and increased security, there have been some concerns voiced about traffic, trash, and animals we need to address.



The Meadows—Red Clover drive, just east of the big pond.

“Patience is the companion of Wisdom”
-St. Augustine

TRAFFIC

Yes, the construction vehicles can cause a little snag in our normal traffic flow. We ask you to be patient. Construction lasts only a few months—don’t forget, when you house was built, it caused traffic issues too!

ROAD DAMAGE

Every home being built in Cedar Point requires a construction permit—typically these start at \$500.00. This permit money is intended to offset any damage done to Cedar Point’s private roads by construction equipment. If you notice road damage, please submit a service request online or at the POA office.

LITTER

We have already contacted both developers about this and they have contacted the construction crews. As a good neighbor, if you notice trash that’s blown off one of these construction sites, pick it up and dispose of it. The construction crews are trying their best, but the wind sometimes gets the better of them.

Most of the litter in Cedar Point is generated by residents—dropped trash bags, vandalism, and plain disregard for the neighborhood.

ANIMALS

There have been reports that construction crews are bringing dogs into Cedar Point, we have discussed this with the developers. We have not witnessed this but Cedar Point seems to be the favored place to drop off unwanted animals—maybe its because so many good-hearted people call Cedar Point home. If you notice an animal running loose and are not comfortable corralling it yourself, call the Sheriff’s department (not the gate, thanks!).



Wouldn't you rather see a nice, occupied home rather than a dilapidated or abandoned property?

The inconvenience caused by of all this construction won't last forever, but are making Cedar Point a more welcoming and attractive neighborhood—which benefits every property owner!

SECURITY CAMERAS



**Security Improvements coming!
In 2019!**

In an effort to improve security and reduce vandalism and other criminal behavior, Cedar Point POA will be investing in replacement security cameras for critical areas of the subdivision including:

The Gate (both incoming and outgoing lanes will be monitored).

The Post Office and Pavilion

The POA Office

The Clubhouse and Pool area

We don't want to be "Big Brother" or step on anyone's privacy, but last year, there was significant damage done at the Clubhouse and Pool that takes away from resources that could be used for improvements.

We also want to keep criminal activity out of Cedar Point as much as possible and just knowing that someone may be watching has proven to be a good deterrent.

WHAT'S WRONG WITH THIS PICTURE?



If you said the BIG PINE BRANCE in the dumpster, you are correct!
NO YARD WASTE, FURNITURE, METAL, OR APPLIANCES IN OUR DUMPSTERS!
Take these items to the Polk County dump, 3 miles east on Hwy 190!

"We can't have moral obligations to every single person in this world. We have moral obligations to those who we come up against, who enter into our moral space, so to speak. That means neighbors..."

— Alexander McCall Smith

ADOPTIONS NEEDED!

Roadways

Our maintenance team tries to keep the roads and common areas neat but they cannot be everywhere at all times. Many residents express frustration by all the litter along the roads—my suggestion and my practice—lend a hand and pick it up! Carry around an extra plastic shopping bag and help keep Cedar Point pretty! (The POA "owns" from pole-to-pole, by the way.)

Vacant Lots

Now we don't want people trespassing, but if there is a vacant lot next you ask the owner if you can "adopt" their lot while they're away so you can keep the endless trash that blows around picked up. If you want to contact someone about a vacant lot, the POA office may be able to point you in the right direction.

Vacant Houses and "Sometimers"

Many property owners do not live in Cedar Point full-time. Sadly, these homes that are not occupied full-time seem to be "Fair Game" for vandals, squatters, burglarizing, and other criminal activities. Be a good neighbor and watch out for your neighbors! If you see something errant, call the Sheriff.



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It's better by the lake!

Cedar Points POA and the Board of Directors wishes everyone a very Happy New Year.

We have lots of projects and activities planned for 2019 but, as always, we need volunteers to help make our plans a reality. If you can spare a little time, contact the POA Office and let us know! Every little bit helps!

Cedar Point Board of Directors

President: Glynn Walker

Secretary: Bob Corder

Director of Maintenance: RJ Etters

Director of Gate & Operations: Kevin Boyd

Treasure, Publisher, Webmaster: Daniel Wal

2019 ELECTIONS

It's almost that time of year when we elect a new Board of Directors. Serving on the board is a privilege and an obligation.

Please don't feel you don't have the skills or time to serve. It is important that people get involved with the community. When you're involved, you see how special this community is and maybe gain a little insight into why



Consider Serving Your Community this year!

things happen and maybe even make some new friends.

There are five positions that

need to be filled—you can pick up the paperwork necessary to put your name in the hat at the POA Office..

(Please don't expect the same people to serve every year—it is unfair that only a few people shoulder the load.)

Thank you, in advance!