**RIVER BIRCH HOA NEWSLETTER**

 **APRIL 4, 2016**

Since the inception of the subdivision the HOA has existed as an unincorporated association. It operated first as the LaurCour Farms HOA and then when the subdivision was renamed River Birch; it was changed to River Birch HOA. This was done according to the recorded covenants: section 25 ”Until such time as the association shall be formerly incorporated under the laws of the state of North Carolina, it shall exist as an unincorporated association. Until such time the Declarant and its successors and assigns shall act on behalf of the association. The name of the association shall be Laurcour Farms Subdivision Owners Association, Inc. or such other name as may clearly designate the nature and existence of the organization.”

As the Declarant I have operated the HOA. In the past there did not seem to be an interest in structurally moving the HOA into the incorporated phase. Now there seems to be much more interest in running and maintaining the community and the HOA. Therefore: I have moved ahead to incorporate the River Birch HOA. It has been incorporated and the Articles of Incorporation of RIVER BIRCH HOA, INC. are listed on the NC Sec of State website. They are going to be printed and posted with the bylaws on the River Birch HOA website.

This move is going to result in several changes: (1) a yearly meeting date is going to be established. The meeting this year will be the second Sunday in June at 4PM at 512 Lennington Lane. After that, the meeting will be on the second Sunday in May at 4 pm (location to be designated). (2) at this meeting a yearly budget will be presented for approval. (3) The fiscal year is being changed; new fiscal year will run from June 1 until May 31. This means HOA dues bills will come out in early June. (4) Dues billing, follow up statements, and any reports that need to be generated for the membership will be handled by the accounting firm retained by the HOA. (5) An attorney has been retained to handle the HOA incorporation and any legal issue that arises pertaining to the association. This will include filing any liens and proceeding with any civil action called for in the covenants.

At the meeting this year;

Discuss pets running loose; not being walked on a leash

Discuss any changes that need to be made to the current advisory committees

Speeding……complaints and the addition and location of additional speed bumps

Parking

Use of variances as stated in the covenants per article 24.

I want to thank all the people that have helped me this past year both in running the HOA and handling the complaints that have been received. Look forward to seeing EVERYONE at the meeting.

Reg Burgess