



# The Camden Woods Gazette

## Community Newsletter

Volume 2, Issue 3

May 2019

## **Homeowner Unrest**

### **Annual HOA Meeting**

The Camden Woods Homeowners Annual meeting was conducted 3 April at the Stoney Point Recreation Center. Nineteen homeowners were in attendance. Attending residents expressed significant concern over the deferred imposing of liens on homeowner's delinquent in annual dues payments. The quorum decided unanimously that liens, as well as fines for covenant violations, would be imposed in accordance with the by Camden Woods covenants which are available at <http://www.southeasternhoa.com/communities/camden-woods/>. Attendees requested the board conduct a follow-up meeting in June 2019 to provide an update on the status of dues payments.

The board election was conducted, and all current members were re-elected to their respective positions. Board elections are conducted annually at the HOA meeting is open to nominations from across the Association. Dawn Miller, the Community Representative, relocated out of state earlier this year this position remains open. Crystal Briscoe relocates this summer and Mike Collins will serve as an interim Treasurer.

## **Money Talk\$ Financial Report**

Camden Woods' balance sheet remains in the black and detailed financials are distributed annually with the announcement of the HOA meeting and proxy vote mailer. Financial are reviewed monthly and available upon request. We incurred and un-project expense (\$113) in 2018 for taxes on the retention pond lot. The lot was deeded to the HOA unannounced in 2018 without enough time for the submission of the requisite tax waiver. This will be an expense for 2019 but the waiver was submitted for 2020.

## **Liens and Fines**

There are currently 15 homeowners on the aged owners' balance sheet for delinquent homeowners association's dues for a total of \$3948.31. Liens imposition is underway for these properties.

## **Crime Ticks Back Up Community Watch**

Since May of 2018 there have been 14 incident reports filed with the Sheriff's Department ranging from service calls to assault. Larceny (6) was the predominate report with the bulk occurring in the fall of last year. This is over 200 percent increase from the previous year's four incidents but down from the years ending May '17 (26 Rpts) & '16 (24 Rpts.). There were 16 incidents in 2015 and fifteen in 2014. Adjacent subdivisions of Estates of Camden and Peartree had a total of eight and twenty-one incident reports respectively during the same May '18 thru May 2019 period.

Details of these incidents can be obtained from the Cumberland County North Carolina Sheriff's Office Reports Center <https://ccsonc.org:8000/>

Ezra (Mike) Collins is the Neighborhood Watch lead and is recruiting for additional block captains to assist in coordination and monitoring. Mike can be contacted at: (614) 506-0709

## **Free Soil Samples for a Greener Lawn**

The NC Extension Service offers homeowners free soil samples during the summer months. An accurate soil analysis allows you to tailor the application of the correct fertilizer and build a stronger, sustainable lawn. Sample kits are available at the NC Extension office adjacent to the Crown Coliseum. Additional information is available at (910) 321-6860 <https://cumberland.ces.ncsu.edu/>

## No Parking

Please refrain from overnight street parking. The Camden Woods Covenant makes it clear that overnight street parking is prohibited. Street parking can cause unnecessary traffic congestion and detracts from the orderly appearance of our streets. It is acceptable to park on the street for an emergency, temporary purposes or guest parking. With respect to guest parking please use your driveway first. Continued or chronic overnight parking on the street will result in fines. If you have extenuating circumstances that require overnight street parking for extended period, contact the ARC at [CamdenWoodsHOA319@gmail.com](mailto:CamdenWoodsHOA319@gmail.com)

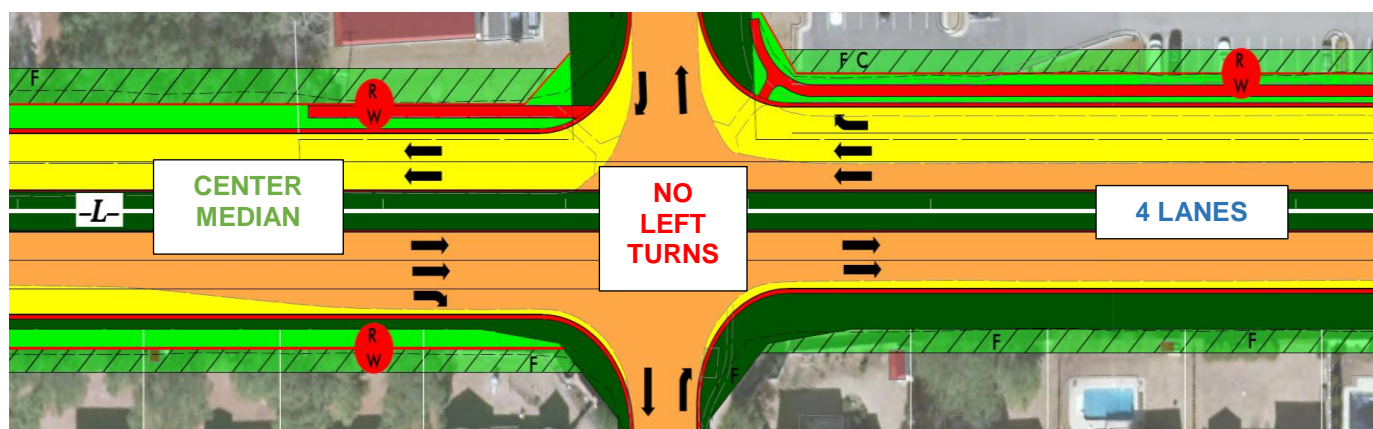
## Response to Inquiries Rules and Regulations

Following a number of inquiries, the HOA published and recorded with the Cumberland County Register department the **Camden Woods Rules and Regulations**, dtd. Feb 2019. The Rules and Regs expounds on aspects of landscaping, parking, house maintenance and the approval request process. This document is available on the Southeastern HOA Management portal

<http://www.southeasternhoa.com/wp-content/uploads/2019/04/County-Recorded-Camden-Woods-Rules-and-Regulations.pdf>

## Camden Rd Expansion

The North Carolina Department of Transportation held a public meeting Nov. 13, 2018 to discuss the improvements to Camden Road (S.R. 1003) from future I-295 (Fayetteville Outer Loop) to Hope Mills Road (N.C. 59). These improvements include the transition to a four-lane road with median divider and the elimination of left turns entering Camden Rd. Designated U-Turn locations will be used to address the removal of the left turns. The right of way necessary for construction will encroach 5 feet into the existing property line for resident adjacent to Camden Rd. It is not yet finalized as to whether this right of way will be temporary (for construction only) or permanent. Negotiation for the right of ways will begin in the spring of 2019. Construction is scheduled for 2023 and will begin at the Camden/Hope Mills Rd. intersection and proceed west. All properties adjacent to Camden Rd and some along Waldos Beach Rd. Will be impacted by the project. This road project is referred to as NO. U-3422 and more information is available at the <https://www.ncdot.gov/news/public-meetings/Pages/U-3422-2018-11-13.aspx> Anyone with additional concerns or information can contact CWHO A [CamdenWoodsHOA319@gmail.com](mailto:CamdenWoodsHOA319@gmail.com)



## HVAC Maintenance ~ ODS Phaseout

Ozone-depleting substances (ODS) were regulated out of use in 2010 and the final year of production for designated ODS refrigerants is 2020. Most homes within Camden Woods were constructed prior to this implementation and HVAC systems depend on a non-compliant refrigerant. The cost for maintaining original HVAC systems is expected to increase significantly due to the limited availability of refrigerant (R-22). Please contact your HVAC service provider for additional information or <https://www.epa.gov/ods-phaseout>

## Architectural Modifications

The heavy weather over the previous year caused property damage to several residents in Camden Woods. During the repair work, some have introduced products (vinyl siding) that are inconsistent with the materials used across the community. Please remember that property modifications must be reviewed and approved by the Architectural Review Committee (ARC). The ARC handles issues that are architectural or aesthetic in nature. The ARC review is to ensure 'the quality of proposed workmanship and materials...and the appearance of construction as viewed from neighboring properties.

The interim ARC Chairman is Michael Gintz and he can be contacted at (770) 845-8589 or [CamdenWoodsHOA319@gmail.com](mailto:CamdenWoodsHOA319@gmail.com) with any questions or concerns. The Architectural Review Committee Chairman is responsible for bringing homeowners' requests before the Committee for review and informing homeowners of the Committee's decisions. Before making any architectural changes or additions to your property, you **MUST** get ARC approval before you begin work on your project. To start the approval process, request an ARC REQUEST form through an email request to: [CamdenWoodsHOA319@gmail.com](mailto:CamdenWoodsHOA319@gmail.com); a committee person will email the ARC REQUEST form. This form can be printed from the email attachment, filled out and submitted to the ARC for approval. We encourage you to contact the ARC at [CamdenWoodsHOA319@gmail.com](mailto:CamdenWoodsHOA319@gmail.com)

## A Boxing Lesson

The scorching rays of sun and the drenching rains that we experience here can really take a toll on our mailboxes. Chipped paint faded color or rusted spots make our mailboxes look weathered and worn out. If it's time to replace your mail box be sure to get the standard size black metal; with the arched top. If you have to replace the mailbox post be sure to purchase the same type of black metal post that you currently have. All posts and mailboxes must be free of mold, dirt, discoloration, rust and bird droppings. See the **Services Provided Section** for the vendor who has our mailboxes.

## Southeastern HOA Management ("SEHOA")

Southeastern HOA Management, LLC (SEHOA) manages the business operations of the Camden Woods Homeowners Association. SEHOA enforces the covenants, develops budgets, imposes collections and manages the association's assets. You can now pay your HOA dues on line at [www.southeasternhoa.com](http://www.southeasternhoa.com) but there's a third party vendor processing fee of \$9.95. If you choose to pay by check, please make your check out to Camden Woods Homeowners Association and mail your check to Southeastern HOA Management, LLC ("SEHOA") 2557 Ravenhill Drive, Suite 1C, Fayetteville, NC 28303.

**Contact information for ("SEHOA") is as follows:**

Rad Brown [rad@southeasternhoa.com](mailto:rad@southeasternhoa.com) or [info@southeasternhoa.com](mailto:info@southeasternhoa.com)

**Southeastern HOA Management, LLC**  
2557 Ravenhill Drive, Suite 1C  
Fayetteville, NC 28303  
(910) 366-5506  
[info@southeasternhoa.com](mailto:info@southeasternhoa.com)

## Community Garden

The retention pond located on the east side of Fallberry Drive has about a quarter acre of unused space and is owned by the CW HOA. This is a proposal to use the area as a community garden. This garden could support Individual plots, a neighborhood cooperative, educational activity, or even therapeutic & aesthetic. Those interested in participating in this effort can contact the John Corley at [CamdenWoodsHOA319@gmail.com](mailto:CamdenWoodsHOA319@gmail.com)

## Community Project Opportunity

### Bench Refurbishment

- The park benches along the retention pond have fallen into disrepair and are unusable. The repair of the benches are available for a volunteer effort, a youth project, civic initiative or similar efforts.
- Those interested in supporting effort should contact:  
[CamdenWoodsHOA319@gmail.com](mailto:CamdenWoodsHOA319@gmail.com)

## Call for Volunteers

### Pet Sanitation Station

- A few residents have identified uncollected pet waste throughout the neighborhood and have proposed establishing pet sanitation stations at select locations. For this effort to move forward a volunteer lead is needed to spearhead the planning and implementation of these stations.
- Those interested in supporting effort should contact:  
[CamdenWoodsHOA319@gmail.com](mailto:CamdenWoodsHOA319@gmail.com)

## The HOA Informer

### Rules Regarding Rental Properties

The current housing market has made it difficult for some homeowners to sell their properties. In some cases they have been more successful in securing a tenant. According to the Camden Woods Rules and Regulations, dated 18 April 2019, item#3:

1. The owner **must give notice** in writing to the HOA that they are leasing their property.
2. The owner must include the name and address, the term of the lease and any other information the HOA may request.
3. The homeowner will provide the HOA with their **forwarding address** and phone number where they will be available for contact at any time.
4. All rental agreements are for a term of **NO** less than **ONE** year.
5. The HOA has the authority to enforce these rules and regulations regarding this provision.

It is important that any home owner considering the rental of their property, read in its entirety the Camden Woods Rules and Regulations. This Rule and Regulation includes the specifics that all renters and homeowners are expected to abide by. Homeowners and renters are expected to keep the property in the condition that is required of all residents of Camden Woods.

**PLEASE REMEMBER THAT IT IS THE RESPONSIBILITY OF EVERY HOMEOWNER TO OBTAIN AND THOROUGHLY READ THE COVENANTS, BYLAWS AND ARCHITECTURAL GUIDELINES FOR CAMDEN WOODS.**

**Camden Woods Homeowners Association  
2818 Whisper Oaks Court  
Fayetteville, NC 28306-7596**

## Camden Woods Contacts

### HOA Board of Directors

**President:** Michael Gintz  
[GintzML@centurylink.com](mailto:GintzML@centurylink.com)

**Vice President:** John T. Corley:  
[John.corley@outlook.com](mailto:John.corley@outlook.com)

**Treasurer:** **VACANT**

**Secretary:** Jessica McCloskey  
[Jessica742961@gmail.com](mailto:Jessica742961@gmail.com)

**Member & Community Representative:** **VACANT**

### Committees

**Neighborhood Watch:** Ezra (Mike) Collins  
(614) 506-0709

**Aesthetics Review Committee:**

**Welcome Committee:**