

**Hunter's Glen/Cove
Newsletter**

*An occasional newsletter published for and by the
Hunter's Glen Homeowners Association*

April 2010

A Few Words from John

(John Dellinger, 2009-2010 Homeowners Assoc. President)

Hello All,

Well, we made it through another winter, thank goodness. We're still trying to crawl out of hibernation here—I must have gained 30 lbs doing the couch potato thing this winter. We survived 4 big snowstorms, and between us and the state, managed to keep the roads fairly cleaned off, though still slick in spots. Lots of winter damage to trees, the street shoulders and grass. I just finished weeding and spreading 20 yards of mulch at home—time to get back at it!!! The pond is remaining almost full, (still working on the weir) and kids are catching bass. A great Blue Heron shows up occasionally to snack on minnows. Lot's to discuss—let's get started.....



Covenant/By-laws Rewrite Committee Update

Committee members: Suzanne House, Chair, Reece Schuler, Steve Hill, Way Plowman, Ed Eich, and Al Juneck.

As you can see, the committee comes from your neighbors who live all over our community, from all ages and backgrounds. They have been meeting almost every week since last August to hammer out a set of documents that would most represent the interests of the residents of Hunters Glen/Cove. They have received input from a wide group of you and incorporated your input into the final draft, and have been busy adding the last touches. Tom Shepherd, our previous president, has endorsed the rewrite effort, saying that "operating under the current documents and their associated problems has been extremely difficult. The rewrite is a tremendous step forward".

The plan is to:

- Get a final draft opinion from the HOA lawyers as to whether the documents will stand up in court. (The old documents are riddled with loopholes—we have been told repeatedly by various lawyers that they are not defensible in a court of law)
- Meet with small groups (about 10-15 households at a time) to discuss the documents, explain changes, and answer questions.
- Vote on the acceptance of the revised Covenants and By-Laws.

**Homeowners association Annual meeting!!
Thursday, April 29th, 7:00 PM
Cummings Memorial United Methodist Church
1 Banner Farm Road (just off US 64)**

I would encourage everybody to get involved, because it affects you, your property and your neighborhood. The latest draft of the Covenants and By-Laws are now posted on our website at www.huntersglencove.com in the documents section.

From Susanne;

The Committee has been meeting since last August on a weekly basis to work toward creating updated Covenants and Bylaws for the community. With the help and feedback from many property owners we are finally at the point where we will be able to circulate a draft of the documents for your review. When you receive your package the cover letter will explain the process used by the committee to reach this point. Please make a note of the date and time for the special community meeting mentioned in the letter in which you will have the opportunity to ask questions and provide feedback.

Please keep in mind that this has been a work in progress. The Committee has always been willing to listen to anyone who has feedback and recommendations. Over the past eight months we circulated copies of drafts to over twenty property owners for their feedback. As a result, we received many recommendations about content, wording, and grammar, which were incorporated in the documents. Although we would have liked to keep everyone updated on

progress, we felt that it would be cost prohibitive to print and mail each draft to all property owners. The documents were changed/updated almost weekly.

If you wish to provide feedback to the committee prior to the special meeting please feel free to do so by printing the document from the Hunters Glen/Cove website www.huntersglencove.com highlight the area you wish to discuss, add your comments and drop it off at Board President, John Dellinger's, house. A committee member will be in touch with you to discuss your comments.

When you receive the package mentioned above please keep in mind that there may remain some specific sections of the documents that still require a legal opinion from the attorney. As an example, do we need to reference the North Carolina Planned Community Act, 47F, in our documents? We hope to have these legal questions answered prior to the community meeting.

Most recently, a member of the community circulated a memo that contained incorrect information about the proposed Covenants and Bylaws. This individual did not discuss the comments made in their memo with any committee member and referenced parts of an outdated draft of the documents. After I contacted him and briefed him regarding the document details, he promised to issue an apology for his inappropriate tone and lack of factual accuracy.

Please take a moment to read the most recent draft of the documents on the community website. You will find no mention of rights of trespass by the Board or any other member of the community on anyone's property. You *will* find a section that does give the Association the right to remedy a situation on any property easement, i.e.; roadside repair or utility repair. The legal language about an ongoing lien on properties was removed because we didn't understand it and didn't think it applied to our community. Fines for violations will be limited to a schedule of fines that will be presented to the community for vote. All of this is detailed in the documents.

The Covenants and Bylaws do not prevent or discourage any homeowner from protecting themselves or their family members from harm. We believe the law provides this right.

The dollars spent for creating new documents is subject to property owner approval. This is clearly detailed in our current documents as well as the new documents.

Our Covenants and Bylaws are over twenty years old. They were written by the Developer's attorney at the time the subdivisions were built. The strength of our current documents was tested about two years ago and found to be ineffective in a legal battle. Most recently, a homeowner was considering renting their home as a half-way house. Luckily the Board was able to convince the homeowner not to move forward with this plan. If they hadn't changed their mind, our current documents could not have prevented this from happening.

We are fortunate to live in a development where people care about their properties and their neighbors. Our Covenants and Bylaws provide us with protection from the "what if".

Social Committee

The Social Committee is meeting next week....no date has been set as yet...hopefully this will be decided next week and we can come up with some ideas then. The Social Committee is busy planning our next Summer Shindig. We all had a great time last year, (kids included) and look forward to this year's event. Watch the bulletin board, at our entrance, for date, time and other info pertaining to this event. For our new residents: this is a neighborhood gathering, held at our entrance so please come out and meet your friendly neighbors. We have activities for the kids and everyone brings a dish to share.

One more item....a neighbor has been stepping over dog poop in their yard. Let's all be courteous to our neighbors, as well as abiding with the Henderson County ordinance that states dogs and cats must be in a fenced in yard or on a leash at all times.

Carol Delise

Nominating Committee

The nominating committee has been formed and will have a list of board candidates soon. The committee is:

- Dena DeLong
- Fay Gallagher
- Jerry Nardone
- Mary Hayes
- Russ Sailing

Proposed budget for 2010:

This is a draft budget and not as final as Al & I would like, but its close, except for the document rewrite \$\$\$. Al Smith and I will circulate the final draft to you as soon as we can get together (soon—before meeting). In the meantime:

Draft Budget statement of Income and expense for year ending Mar 2010

	Actual	Budget	Proposed 4/10-3/11
Cash Balance 3/31/09	3801.97		490 (3/31/10)
Receipts from HOA dues			4500
Other receipts			100 (paid Dellinger-plowing driveways)
Total Income			— Still working final #s
Expenses			
Printing, office supply, postage	121.41	225	650
Liability Insurance	1015	1080	900
Mowing	760	500	250 (mostly volunteer—this number soft)
Landscape mat'l	149.26	150	500 fert/reseed roadside & plants at entrance
Electricity--Duke	331.69	425	350 use lo-energy bulbs
Water--Hendersonville	92.98	90	100
Newcomer/Social	296.35	100	350 summer & fall picnic
Security and Bulletin board	503.81	170	100
Rentals, meetings, and equipment	35	50	350
Legal—covenant/by-law rewrite	500	3000	1200 this is low and likely to change—we'll discuss 400 contingent
Snow removal—before NC-DOT	400	0	400
Total operating expense	4205.50	4820	5750
Cash balance 3/31/10			

HOA Meeting agenda:

- Call to Order
- Approval of Minutes
- Review of the past year
- Old Business
- New Business
 - Approve Budget
 - Election of officers
 - Salt/sand boxes for icy spots in winter
- Other items
- Adjournment

Please give us your current contact info!

Your information will not be shared with anyone; it will be used solely for our communication with you.

Name:	Spouse/Partner:
Address:	e-mail #1:
Home Phone:	E-mail #2:
Cell Phone:	Comments:
Best way to contact you in case of emergency?	