



**Homeowners Association of Phillips Pointe Subdivision, Inc.**

**PO Box 1802**

**Fuquay Varina, NC 27526**

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February 26, 2015

RE: Annual HOA meeting

Dear Homeowner,

On February 11, 2015 we held our Annual HOA Meeting at the Community Center. Thank you to all who attended!

Our Treasurer, Christy Fuller reviewed our financials for 2014 and a new budget for 2015 was approved as presented.

**ARB:** Dawn Knapp discussed the approval process when making exterior changes and improvements to our homes. Please check with the ARB before starting any projects. Dawn asked everyone to check out the ARB tab on our website for more info and forms needed to submit for approvals on line. The address for our website is <http://phillipspointehoa.org/about/>

**Community Watch:** Dwight Cochran has a lot of experience in this area and has agreed to Chair the committee. With his contacts at FVPD he will schedule a meeting once we have a list of those interested. You may have already received an email asking you to respond with your interest in attending this meeting. We hope everyone will join us. You can send any questions about the Community Watch to [watch.phillipspt@gmail.com](mailto:watch.phillipspt@gmail.com)

Paula Wills will continue to manage our email blasts and assist Dwight with the Community Watch Committee. Please keep us updated of any changes in your email address. Also let your neighbors know about the email blast. You can reach Paula at the watch email address above or [pjpwillis@yahoo.com](mailto:pjpwillis@yahoo.com)

**Nextdoor:** Nickolay Milovanov manages our Nextdoor page. This is a great way to keep in touch with neighbors as well as neighboring subdivisions. You can post sale items, start a playgroup, find a babysitter, and keep everyone informed of what is happening in our area. Please check it out. [https://phillipspointe.nextdoor.com/news\\_feed/](https://phillipspointe.nextdoor.com/news_feed/)

**Facebook:** Jenny McClamroch runs our Facebook page. We welcome all residents to join. This is a great way to connect with your neighbors and make friends. <https://www.facebook.com/PPHOANC>

**Welcome Committee:** Paula Willis and Lena Milovanova manage our Welcome Committee. We would like to visit and welcome everyone moving into PP. We can track new owners but when a rental changes tenants we do not have any way of knowing this. Please let Paula know if someone moves in near you.

**Landscape Committee:** Because of some maintenance issues, we found it necessary to change landscape companies in September. We now use Carolina Pro Lawn services. They mow our common area and care for the island entrances as well as mowing areas in front of PP along Judd Parkway. We are very satisfied with the work they have been doing. They will be mowing, planting entrance flowers twice a year, trimming lower branches on the trees and maintaining our irrigation system.

We finally completed the planting of trees and shrubs on the north side of Phillips Pointe along Judd Parkway, as was approved at our 2014 annual meeting. The question was asked why we did this to benefit the private homes along Judd Parkway on the north side. Angie Chereski explained the purpose of these plantings was to improve the approaching view of our subdivision along Judd Parkway and our entrances. Although these homes may benefit with more privacy in their back yards facing Judd Parkway, this was not done for their benefit. This was all discussed at the time we voted the approval for the project in 2014.

**News Letter:** This is published quarterly by Marlene Leavell and Jenny McClamroch and delivered to your news tube. You can also find a copy of the Newsletter on our Website. Marlene said advertising is free to all Phillips Pointe residents owning a business. If you would like to advertise please email a scanned business card or a small ad to Marlene at [MLEAVELL1@nc.rr.com](mailto:MLEAVELL1@nc.rr.com) or Jenny at [jamcclamroch@gmail.com](mailto:jamcclamroch@gmail.com)

**Events Committee:** Marlene Leavelle plans our annual yard sale, BBQ, Easter Egg Hunt and a Holiday Social. We would like to see more residents joining us! Our Holiday Social was at Stick Boy again this year and all who attended had a great time. Thanks Stick Boy!!

**Board members:** Standish Lietz was voted on the Board of Directors. Crystal Bulla has joined the ARB.

**Discussions:** Phillips Pointe does not own the pond abutting our Common area. The pond was in need of repairs as reported by NCDENR in 2010. Brandon Knight reported the owners of this property have taken care of the repairs recommended by NCDENR.

A homeowner from Philwood Dr. brought up her concerns over erosion problems caused by the storm water drainage ditch running from the pond and continuing through PP. Homeowners in that area and the PPHOA Board have been aware of this problem for several years. The Board of Directors consulted with an attorney 2 years ago concerning this issue. We were advised that although this ditch runs along our Common area, we are not responsible for the cost of repairs to the private properties also abutting the drainage ditch. The properties in this area have a 20-foot easement along the ditch as stated on the deeds. According to Wake.gov information on storm water drainage, property owners are ultimately responsible to maintain their property.

Jim Leavell took charge of our raffle drawings for gift cards. Great job Jim, thank you! As usual, our refreshments from Stick Boy were GREAT! We do hope more of you will join us at our annual meeting next year. We are all looking forward to a great 2015.

Sincerely,

The Board of Directors