

HOLLY GLEN HOA NEWSLETTER

SPRING 2010



• *Spring Fever is a real physical condition which commonly occurs when a sudden warm spell follows a long cold period. When the temperature rises, the body has to get rid of heat; thus there's a dilation or expansion of the blood vessels so that blood can be carried to the body surface where heat can be lost quickly. Some people experience an energetic feeling when this change happens due to the body's reaction to the great amount of internal work going on.*

• *An emerald represents spring, rebirth, hope, peace, and tranquility.*

BOARD BUZZ

Thank you to everyone who attended or sent in votes for the 2010 HOA Board elections. There was a lot of great feedback from our neighbors as well as some new volunteers for our committees!

That being said, we could always use a more volunteers to keep our committees active. There are still spaces available for the social committee, grounds committee and pool committee. Please check the website, www.Hollyglenhoa.com for an updated list of committee members and contact information.

We would like to welcome back Board Members Patrice Alexander, William Gross, Bob Blake and Harrison Murfee and extend a warm welcome to new Board Members Celeste Patarek and Thomas Paulk.

I would like to say thank you to Mike Edwards for his time and dedication to the board this past year. It was great to have a fresh viewpoint!

I would also like to say a special thank you to Peter Atwell for his many years of dedication to the Holly Glen community. Peter, along with a few others, took on the task of establishing a homeowner based HOA Board and helped turn Holly Glen into the beautiful neighborhood it is today. Peter has also been the principal player in our new pool project. Although he is no longer on the board, Peter will be assisting with the pool project through completion.

As for the new pool...the weather this past winter has been detrimental in getting the new pool started but it has begun! You will see a lot of activity in the pool area within the next week or two. The contactor has promised he will do what he can to get the new pool open by Memorial day weekend but if that is not possible, the existing pool will be open on time with the new pool opening soon after.

Lastly, with summer right around the corner, please remember that children will be out playing outside and walking to our new pool so drive slowly and carefully.

As always, thank you for your support of the Holly Glen HOA.

Cheri Lee
President

NEIGHBORHOOD YARD SALE

It's time to clean out those attics and garages and participate in our semi-annual yard sale. Braxton Village will also be having theirs the same day to help increase traffic. Signs will be posted by the HOA at the entrances to Holly Glen. Please remember that any additional signs posted must be removed the same day.

SATURDAY, APRIL 24TH

7AM-12PM



COMMUNITY WATCH NEWS

Holly Glen Community Watch Gets Ready for summer

After a quiet winter, the Community Watch is gearing up for our busy season. During the winter, our Co-Chairs and Cheri Lee, our HOA President, met with Lt. Quick of the Holly Springs Police Department to work on improving coordination and address some ongoing problems. Based on that conversation and a Leadership Team meeting this spring, we are focusing on the following issues this spring and summer:

Common areas and construction: We have chased kids off the diggers at the pool construction site, and our contractor says his survey stakes keep moving mysteriously. Also, construction is progressing quickly in the Highlands area. Please keep a close eye on our common areas and construction zones this summer.

Speeding: This is an ongoing problem in the neighborhood and we are hearing more complaints. The speed limit in our neighborhood, and most of the neighborhoods in Holly Springs, is 20 MPH. Please obey it. Children will be increasingly active as the weather warms up, and the police routinely do traffic enforcement.

Improve communications with other community watches: We are reaching out to other community watches in Holly Springs and hope to form an information –sharing network among active groups.

Recruiting new members: We have greatly increased our membership in the last year, but we still need you. If you are interested in reducing crime and improving our neighborhood, please join us and learn what is going on in Holly Glen. Being a member requires very little time, is anonymous, and keeps you abreast of incidents that happen in the neighborhood.

For further information or to join the Community Watch, please contact Sara Kempin at kempincom@embarqmail.com or Bill Mullins at mullinscomwatch@aol.com.



POOL EXPANSION UPDATE

After an incredibly wet few months, the pool expansion project is progressing nicely. The site, just 20 feet from the pond, is at the lowest point of a drainage basin and is the last area to dry out following any rain event. Coupled with poor soils (more than 700 cubic yards of loose slop were hauled off and replaced with solid base soil), wet weather caused unexpected delays. Grading work is now nearly complete and the pool pad has been prepared. Work is wrapping up on the retaining wall surrounding the site and a large drainage pipe has been installed. Once Carolina Aquatech Pools is on site constructing the pool itself, work will accelerate on the new pump house, handicap accessible walkways and the expansion of the parking lot. The construction team is working extra hours (and weekends) to make up time lost to wet weather. Should work on the new pool continue a bit past the opening of the 2010 pool season on Memorial Day weekend, the “old” pool will be open as usual and the site will be fenced off from any construction that may still occurring at that time. Stay tuned as we watch this exciting project move toward completion!

Shortly, you will receive a key access card in the mail for the pool and tennis court gates. Each owner will be given one card and may have the opportunity to purchase a second card. More details regarding this matter will be communicated to you once the Board adopts new policies. In order to maintain security, only Holly Glen owners will have access to the facilities by using their access cards.

We thank our partners on this important project:

Michael DiScala, Primo Construction –
General Contractor

Chet VanFossen – Architect and designer

Thompson & Associates – Civil Engineer

Carolina Aquatech Pools

North State Bank



MANAGEMENT NOTES FROM TALIS

COVENANT ENFORCEMENT

As many of you know, Talis performs routine inspections of the community to ensure that the covenants and Architectural standards are being adhered to. The majority of the violations found are unapproved alterations and additions, i.e. fences, gazebos, sheds, play sets, driveway extensions, etc. , long grass and shrubs, unkempt turf conditions, boats and trailers, rusty mailboxes and unpainted or dirty posts, commercial vehicles, etc. There is a process in which the violations get addressed and corrected with the help of management, the Board of Directors and the Architectural Committee. The first step is to send a violation summary letter. The letter informs the owner of the violation and provides the number of days that it should be corrected. The number of days stated is a way for management and the Board to track the violations to get owners to comply without having to send a second letter. Most of the time, owners comply with the first request, and the Board thanks everyone for taking the necessary action to close the violation. If the violation is not corrected in the number of days stated in the first letter, a second letter is sent. The second letter has a different tone and also gives the number of days to correct the violation. It's done this way because if the violation is one in which the association can perform the work because of the owner's noncompliance (called Self Help), we must give the appropriate number of days per the covenants before the HOA can do the work. If the violation is one that doesn't involve Self Help, the next step is to bring the owner into a Due Process Hearing in front of the Board of Directors. The result of a Due Process Hearing can be future fines if the violation stays uncorrected.

As always, it is a pleasure to serve you.

Talis Management Group

Kelly Decker, Community Manager, 878-8787, Ext. 265 • kdecker@talismgmt.com

Emily Carey, Community Service Administrator, 878-8787, Ext. 240 • hollyglen@talismgmt.com



GROUNDS UPDATE

Throughout the summer of 2009, the Grounds Committee drove around the neighborhood selecting various properties to receive a Yard of the Month award. No member drove in the area where they live. Each month two yards were chosen and homeowners received a Gift Card for their efforts and a sign was placed in their yard for that particular month. Great care was taken to ensure that all areas within Holly Glen were represented with winners on Sycamore Creek, Magnolia Meadows, Oakbeach, Holly Branch, Highland Springs, Rivendell, Maple Glen, Acorn Falls, Hickory Glen and Sycamore Ridge. The Holiday winners were on Leafy Holly and Acorn Falls. Thanks to all who decked out their properties - the heights scaled in some instances were quite impressive! We look forward to seeing all the Spring plantings!

NEIGHBOR-TO-NEIGHBOR SERVICES

BABYSITTING:

Theresa Alexander, age 14
577-6096
Red Cross Certified Babysitting Course
Friday nights, Saturdays, Sundays



RESIDENT BUSINESS ADVERTISEMENTS

Plant Sale

by Garden Designs by Alexia

High quality plant material directly from local wholesale nurseries will be available, On Saturday April 10th from 7:00 am to 12:00 noon.

There will be a landscape designer and NC State horticulturalist to answer questions regarding plants in the landscape.

Address: 317 Covenant Rock Lane
Holly Springs, NC 27540

Shrubs: Evergreen shrubs, flowering shrubs, fall color shrubs

Trees: Ornamental Trees, Hollies, screening trees

Flowering perennials and annuals



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SOUTHPARK VILLAGE
HOLLY SPRINGS, NC 27540

Own a business and want to advertise in our newsletter? As a service to our residents with businesses, we are allowing business card size advertisements for \$25/issue. Go to our website, www.hollyglenhoa.com, and download an application. All applications are subject to newsletter deadlines and space availability. Free submissions will be allowed by teenagers for babysitting/ pet sitting services not registered as a business.

Future newsletter submissions can be emailed to Patrice Alexander at ncbasketlady@yahoo.com and will be considered for approval based on content and space available

This newsletter is created and written for the residents of Holly Glen subdivision in Holly Springs, NC by the approval of the Board of Directors of the Holly Glen Homeowner's Association.