

HOLLY GLEN HOA NEWSLETTER WINTER 2010



Best North Carolina State Parks to Visit in the Winter

The Top Choices Include an Antebellum Plantation, a Civil War Fort, and Beach Camping.

- *Three state parks that visitors might enjoy the most during the winter months are Pettigrew, Fort Macon, and Hammocks Beach state parks. These are all located on North Carolina's coast, and the parks attract the most visitors during the summer months. However, the seasonal summer visitors miss the unique perspective winter brings to the North Carolina coast and its environment.*

BOARD BUZZ

Happy winter to all of you in Holly Glen! We hope this letter finds everyone in good spirits and health and looking forward to the New Year.

A few notes and reminders...

One of the primary responsibilities of the homeowners association is the maintenance and upkeep of the common areas of the Community. In doing so, this keeps our areas safe for our homeowners to enjoy. We have maintenance contracts in place to regularly maintain and inspect these facilities to keep them safe for all of our use. It is important to make sure that we as homeowners are doing our part to protect these areas like not parking or driving on grassy areas and picking up after pets. There is a new pet station with waste baggies on Holly Meadow Drive and we appreciate your help in keeping our common grounds clean.

As you may have noticed, we have broken ground on our second pool! In this newsletter, Peter Atwell will explain what will be happening with the construction and process of the new pool.

Your HOA board and committees are working diligently to provide you with services that benefit the community. One of these services is the wonderful social activities sponsored by the HOA throughout the year. After more than two years of hard work on the social committee, Karen Brown is asking for others to take over, with her guidance, so that we may continue to provide things like Cookies with Santa, Easter Egg hunt, community yard sales, the adult party, etc. These events will not continue if we don't have volunteers to organize them. If you can help out with one of these events, please contact Karen Brown at Kebrownie@yahoo.com or cherilee@nc.rr.com.

Finally, as a reminder, our HOA board meetings are usually held on the 4th Thursday of the month starting at 6pm at the clubhouse. Please remember to check the website, <http://hollyglenhoa.com> for important changes regarding board meetings.

Thank you for your support of the Holly Glen Homeowners Association.

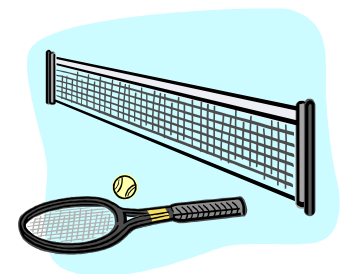
Never doubt that a small, group of thoughtful citizens can change the world. Indeed, it is the only thing that ever has.

– Margaret Mead

ADDITIONAL IMPROVEMENTS

Have you seen the newly renovated clubhouse? The small room at the rear of the clubhouse has been removed providing a more usable, flexible space. The furniture has been replaced and new flooring and paint present a warmer and more updated look. As a reminder, the clubhouse is available for rental to Holly Glen residents for a nominal \$50 fee (plus refundable security deposit). Enjoy your next event at the clubhouse!

Tennis anyone? The tennis courts have been completely resurfaced and are in great shape for '10 and beyond. Dust off the racquet and come enjoy a game with friends.



HOLLY GLEN HOA

COMMUNITY WATCH NEWS

Founded three years ago, the Holly Glen Community Watch (HGCW) recently reorganized, grew and strengthened its efforts to reduce crime in our neighborhood. This change was in response to the fast growth in our neighborhood, and a need for additional volunteers.

In March 2009, Bill Mullins joined Sara Kempin as Co-Chair of the HGCW. The two drafted an action plan that restructured the Watch under a newly-formed Leadership Team. This Team consisted of Sara Kempin, Bill Mullins and Block Captains Pete Gutschneider, Linda Zazzeri, Greg Tarpley, and Laura Minyard. After reviewing Watch goals, Team members identified recruiting and communications as key areas for improvement.

Under the Team’s direction, the Community Watch increased its membership from 55 households to more than 90 households. Recruitment focused on areas where there were few members, and resulted in better coverage throughout Holly Glen. The Community Watch has also improved communication with its members by highlighting specific notification protocols, reissuing confidentiality guidelines, participating in local events, publishing periodic newsletters, and providing new member welcome packets. HGCW also provided support to Braxton Village, our sister community, as well as, other local community groups as they established their Community Watches. We continue to share information with these groups.

With over three years of history, HGCW has developed close relations with our local Police Department, and developed a sense for activity trends within our community. Traditionally the active season, this summer was fairly quiet, but successful from our standpoint. Our members reported thefts from vehicles, and as a result, one teenager was caught. Because of continued vigilance, there were no major vandalism incidents this past summer at the pool, clubhouse or park.

If any of these issues are news to you, please consider joining our Community Watch team, either as a member or as a partner on our Leadership Team. Membership remains anonymous, requires very little time, and keeps you informed about issues in your neighborhood.

Your HGCW Co-Chairs, Sara Kempin, kempincom@embarqmail.com Bill Mullins, Mullinscomwatch@aol.com



POOL EXPANSION UPDATE

Holly Glen has broken ground! The long and anxiously awaited expansion of our pool complex is underway. Consistent with the vision introduced at last year’s annual meeting, the improvements include a second pool that includes a beach-entry, toddler-friendly “mommy and me” area with a water dome feature and a deeper area for older kids and adults with a big exciting slide. These features are highly valued assets in new neighborhoods in the Wake County area and have an immediate and positive impact on property values. Our existing pool will remain intact and the concrete decking will extend to the new amenities behind the playground and picnic area. Both pool restrooms were expanded and fully renovated earlier this year and some finishing touches will be completed for the upcoming season. An attractive new pump house will mark the pool complex entry and lifeguards will now be on duty. Additional parking will be provided.

As mentioned at annual meetings and in past newsletters, as part of the annexation of the Overlook and Highlands phases into Holly Glen and our HOA, the association board required a special “amenity improvement” fee per developed lot. The result of extensive negotiations, this innovative approach has resulted in \$200,000 toward the expansion of our recreational amenities. Additional funds will be paid by these developers as development of these phases continues. These fees are in addition to the regular annual dues for homes in these phases. The remainder of our recreation complex project is financed through North State Bank and the debt service is managed within our operating budget without additional assessments.

The pool expansion project will be completed in time for your enjoyment when this year’s season opens in May. During construction, there may be occasions when the clubhouse, playground and tennis courts are inaccessible. We appreciate your understanding and expect inconveniences to be at a minimum. Please ensure that your children stay clear of the construction site until the project is complete.

Stay tuned for progress updates on this exciting project!



JANUARY 2010

ARCHITECTURAL CONTROL COMMITTEE

The Holly Glen Architectural Control Committee (ACC) had a busy year so far with over 60 applications submitted since May 1. Many homeowners have spent great time and resources making Holly Glen a better place to live by improving their homes. Being on the ACC, means making difficult decisions that are in the best interest of the community and not always in favor of the homeowner. The committee will approve or reject an application based on the guidelines and covenants that each homeowner should be familiar with before submitting an application.

The ACC reminds you that it is the responsibility of each homeowner to complete a Request for Architectural and Use of Property Approval form prior to making any changes to the exterior of the home or property. The guidelines and forms can be found at <http://hollyglenhoa.com/documents.php>

The committee has made, with approval from the board, the follow changes to staining fences:

- All fence stains must be approved in writing with color samples, or web site and color number from the manufacturer.
- Stains **MUST** be **TRANSPARENT** and are clear to light brown in color.

The committee is also working very hard on trying to come up with better guidelines around driveway widening but suggests that each homeowner remember to check with the Town of Holly Springs to make sure the town requirements and limitations are followed.

If any homeowner ever has a question about a project, please let the committee know and we will be more than happy to help out the homeowner.

Joe Mare , ACC Chair



SOCIAL COMMITTEE HAPPENINGS

- The First Holly Glen Family Cookout held on Sunday August 30th was a great time. Families throughout the neighborhood came to the clubhouse to enjoy burgers, hot dogs, sides, and sweet tea catered by Jack Astors. The weather was perfect, the food delicious, and the music off the balcony added to the fun. It was terrific to see so many people enjoying the afternoon around the pool, on the picnic benches and on the playgrounds. Look for a repeat next summer - and we hope you and your family can come!

SHARING THE GOOD NEWS

I just wanted to say that on Saturday, 1/16, my kids, Abbi (11)and Chris(13) sold brownies & Ice-t for donations to help Haiti. Thanks to our generous neighbors, they raised \$60.00 that is being sent to the Red Cross.org to help the victims of Haiti. Bobbi Ryan, 109 Hickory Glen Lane



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:

Katheryn Carlton, age 14
567-1213
M/W 5-9PM
Course
Fri - depends 5-9PM



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

SAFETY FIRST

Help Name our New Safety Campaign

By: Cheri Lee, HOA Board president, Bill Mullin ,Community Watch co-chair, and Sara Kempin, Community Watch co-chair

The Holly Glen Homeowners Association (HGHOA) together with the Community Watch(HGCW) are responding to our neighbors' concerns and launching a campaign designed to address speeding, a major concern that threatens the safety of our children.

We welcome your ideas as we develop this campaign and would especially like your suggestions for naming this campaign.

Holly Springs has positively experienced tremendous growth over the last several years and continues to be recognized as one of the top five locations to raise a family. Holly Glen alone has more than 650 homes. As residential communities increase, so do roadways, children, and vehicles. This combination, coupled with a high incident of traffic violations, has confirmed your concern. In fact, 60% of all Holly Springs' roadways are within residential communities with posted speed limits of 20 MPH. Based on these statistics, it's no mystery why the Holly Springs Police Department considers this a high priority as well as stop signs.

HGCW, HGHOA, and your local HSPD hear your concerns. Please submit your campaign name suggestions to Sara Kempin at kempincom@embarqmail.com. Stay tuned for more developments as we move forward.

IT IS ILLEGAL TO PASS A STOPPED SCHOOLBUS. PLEASE SLOW DOWN AND PAY ATTENTION FOR THE SAFETY OF OUR CHILDREN



NOTES FROM TALIS MANAGEMENT

You can now **pay your homeowner assessments online** using an electronic check or a credit card. If paying by credit card, Mastercard, Discover and American Express are accepted. *(A bank convenience fee applies for paying by credit card, which you will be able to see prior to concluding the transaction.)*

<http://www.communitypluspayments.com> will take you to an external web page via North State Bank, where you will be able to make your payments; they will be linked to your Association account.

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

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