

LINDEN RIDGE NEWS

The Linden Ridge Homeowners Association

www.LindenRidge.org

Spring 2007

HOMEOWNERS MEETING MARCH 13th

The most recent meeting of the Linden Ridge Homeowners Association took place last month at the Amerihost Hotel on Carolina Beach Road. Though once again turnout was sadly low, with only 13 of the 90 homes represented, there was a lively discussion of events currently effecting the community. A full account of the minutes can be found online at www.LindenRidge.org. The next meeting will take place during the BLOCK PARTY on Saturday June 9th and the Annual Meeting and Elections will take place on Tuesday November 13th.

SIGNS OF WEAR AND TEAR!

The sign at the junction of Silva Terra and Linden Ridge, which has stood for nine years marking the entrance to our development continues to slide into worse states of disrepair and may well have to be replaced within the next 18 months. Tom Perry,



president of the Homeowners Association, has agreed to investigate the cost and get several quotes for the work from local contractors.

RETENTIVE INTEREST

The local Retention Pond, located on Hedingham Lane has now been turned over completely to the Association and we are all now responsible for its upkeep. Committed to keeping the cost low, the Homeowners Association are seeking a competitive professional company to manage the pond. Though it



has been in hibernation over the winter we believe a small Alligator still considers the pond his home. At his present size he poses absolutely no threat to the community but residents and visitors are reminded not to feed it.

YARD SALE—APRIL 21ST

The next Linden Ridge Yard Sale will be held on Saturday April 21st between 8AM and Noon. If the weather is bad that morning we will move to the following Saturday, April 28th. Is it time for that spring clean?

WELCOMING COMMITTEE

Jim Sieme, Jim Sistrunk and Christie Rhodes have volunteered and been appointed as a new Welcoming Committee for Linden Ridge. They will greet new residents and answer any questions they have about the community. They will also ensure that new arrivals have a copy of the By-Laws and Covenants, which are also now available online and for download at our community web site www.LindenRidge.org where you can also sign up to receive the newsletter by e-mail.

YOUR LOCAL HOMEOWNERS COMMITTEE CONTACTS

President	Tom Perry	910 452 4743	100 Talamore Court	president@lindenridge.org
Vice-President	Dean Webb	910 796 0867	105 Delham Court	vp@lindenridge.org
Treasurer	Peggy O'Leary	910 452 7848	4521 Alder Ridge Road	treasurer@lindenridge.org
Secretary / Webmaster	Han Hills	910 452 1258	104 Hedingham Court	webmaster@lindenridge.org
Member at Large	Neil Bradshaw	910 792 0462	101 Delham Court	atlarge@lindenridge.org

ASSOCIATION DUES

Though we are required by the state of North Carolina to maintain a Homeowners Association, the elected committee tries hard to keep costs down and make every penny of your money count. Unfortunately a great many households in the neighborhood are still failing to pay their annual dues on time. Since our subdivision was created the Association has managed to keep your annual cost steady at \$100, one of the lowest rates in the area.

WHAT YOU GET...

This fee covers maintenance of the common areas and entrance, state and county mandated insurance policies and taxes and now covers the maintenance of our community retention pond. It also allows us the put on occasional community events such as our annual block parties in June. (Note: Committee members receive no compensation for their time and effort. Every penny raised goes to benefit the Linden Ridge community). Currently, however, so many home owners are neglecting to pay that the levels of service may soon begin to suffer. Payment of dues is required by North Carolina State law and failure to do so can result in interest accrued on overdue payments and, for the worst offenders as a last resort, liens of the property at fault which incur further legal costs.

PAYING DUES IS EASY

It is very easy to pay your homeowner dues and now you can pay either \$100 annually, \$50 every six months or \$25 a quarter, whichever suits you best.

Simply make your checks payable to "Linden Ridge HOA" and send or deliver to our Treasurer, Peggy O'Leary at 4521 Alder Ridge Road, 28412.

YOUR STATEMENT

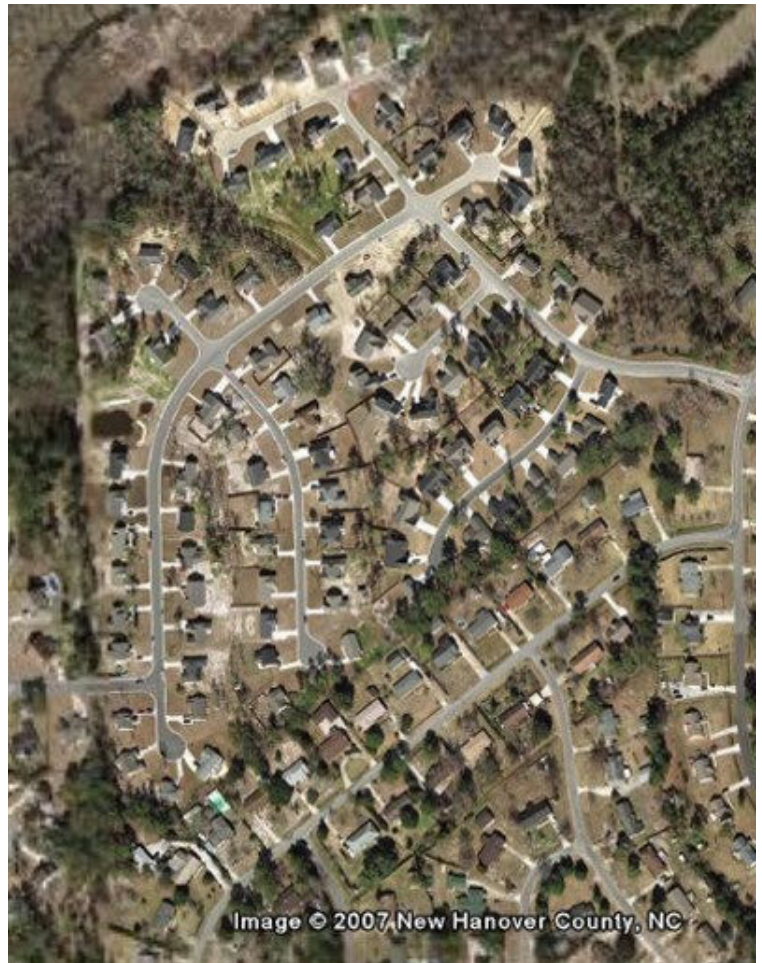
Your annual dues for this year were due on April 1st and can be paid at any time between that date and March 31st 2008 without incurring any interest. In the coming weeks members of the Homeowners Association Committee will be coming round in person to deliver your statements, collect payments if you so desire, and answer any questions that you have about the Association or ongoing issues in your neighborhood. If we call while you are out and you have questions please don't hesitate to get in touch using the information overleaf.

CURRENT STATE OF FUNDS

At the last Homeowners Association meeting the treasurer reported that we now have only \$1600 in the Association account. The annual insurance costs, very shortly due, amount to around \$2000 alone so the committee is very keen to collect outstanding and overdue dues payments as soon as possible. Your help in this is always very much appreciated.

NEW PROCEDURES FOR 2008

At the last Association meeting we formalized the dues process for 2008. The committee then in office will meet at the start of February to determine the dues for that year. Though they have the option to increase dues by up to 20% the committee remains dedicated to keeping the dues as low as possible. In March each household will receive a statement of account and dues for 2008 become payable on April 1st. As currently, homeowners have the option to pay annually, half-yearly or quarterly and prompt payment is greatly appreciated. The committee looks forward to maintaining the high standards in Linden Ridge and helping to ensure a bright future for our neighborhood.



Linden Ridge on Google Earth

MARK YOUR CALENDARS!

COMMUNITY YARD SALE	APRIL 21st
BLOCK PARTY	JUNE 9th
NOVEMBER ASSOC. AGM	NOV 13th
AZALEA FESTIVAL	APRIL 11-15th
CAROLINA BEACH MUSIC FESTIVAL	JUNE 2nd
CAPE FEAR BLUES FESTIVAL	JULY 27-29th
SNEADS FERRY SHRIMP FESTIVAL	AUGUST 11-12th
RIVERFEST	OCTOBER 6-8th
WRIGHTSVILLE BEACH HOLIDAY FLOTILLA	NOVEMBER 25th

STAY UP TO DATE AND FIND ALL YOUR LOCAL COMMUNITY INFORMATION AT YOUR NEIGHBORHOOD WEBSITE:

WWW.LINDENRIDGE.ORG

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