

# LINDEN RIDGE NEWS

The Linden Ridge Homeowners Association

www.LindenRidge.org

Winter 2007 – 2008

## THE ANNUAL MEETING

On Nov. 13th the annual meeting was held at the AmeriHost on Carolina Beach Rd and many issues were discussed aside from the annual elections. Unfortunately only 14 houses were represented so we would be interested in finding out what the preferred date for meetings might be in the future! Send your thoughts on meetings to: [secretary@lindenridge.org](mailto:secretary@lindenridge.org).

## YOUR NEW H.O.A. BOARD

A sincere note of thanks goes out to Neil Bradshaw, standing down this year after six years as our member at large. Time and time again Neil has helped get things done on the ground and his presence will be greatly missed!

The election returned Dean Webb (already our acting president) for a full term as President and Jim Sieme as the new VP. Peggy O'Leary, who has worked tirelessly as our treasurer since this Association began, was returned. Han Hills was returned as Secretary and we were lucky to welcome Christy Foster as the new Member At Large. The board are all volunteers and are here to help Linden Ridge continue to move forward as the community we invested in and call home. If you have an issue with the community in any way the board is there to help!

## COMMUNITY FUNDS

We are very happy to announce that most homeowners are up to date with their dues. This has allowed us to pay all required bills this year and will also give us the funds to repair the entrance sign and cover other large costs such as pond repair! The board remains committed to keeping dues as low as possible and making every dollar count. For the first time this year (as previously we have worked on a need by need basis) the board will be putting out a budget for the new year that will be debated at the February meeting. We invite you to attend! As required by law, we are also having a full audit of all books undertaken, so you can be completely sure that every penny you give goes only toward the best for our community!

Those few homeowners who continue to refuse to pay are being sent statements before the next period and the new team remains committed to making sure everyone remains a full part of our great community!

## DO WE NEED MANAGEMENT?

An important topic at the Annual Meeting was the decision to employ a third party company, as many have, to administer dues and conformity in our neighborhood.

Many felt that we have the ability to oversee ourselves in matters regarding by-laws and dues and the meeting overwhelmingly voted to see how the new Architectural Committee performs in the coming year before asking a third party to step in.

We will not need a third party company if all homeowners stand by their responsibilities as part of our community. Our by-laws are quite generous but without adherence to them we have no community.

The new architectural committee has been asked to monitor all applications and infringements regarding property in our subdivision and apply to the board for violation notices and penalties where these are needed. If needed violation notices will be issued and the HOA has the right to issue legally enforceable penalties where by-laws are infringed.

## WHAT ARE THE BY-LAWS?

The state, in creating this community, allowed the developer to create legal by-laws to maintain standards around the community. Since the H.O.A. took over from the developer in 2003 we have pledged to maintain these by-laws and to keep standards (and thus house prices!) as high as each homeowner deserves!

Every homeowner should get a copy of the Covenants and by-laws when they move in but a copy can be downloaded from our web-site at [www.lindenridge.org](http://www.lindenridge.org) at any time!

The current board firmly believes that we can maintain these standards without a need for a third party company! If we can do this, dues will remain low and standards will remain high.

Therefore it is all up to you! Every homeowner moved here because standards were high. If they are to remain high we need your help! Yes, we can issue fines and notices, but with a dash of community spirit standards and property prices can remain the best they can be!

## YOUR LOCAL HOMEOWNERS COMMITTEE CONTACTS

President	Dean Webb	910 796 0867	105 Delham Court	<a href="mailto:president@lindenridge.org">president@lindenridge.org</a>
Vice President	Jim Sieme	910 793 3430	105 Talamore Court	<a href="mailto:vp@lindenridge.org">vp@lindenridge.org</a>
Treasurer	Peggy O'Leary	910 452 7848	4521 Alder Ridge Road	<a href="mailto:treasurer@lindenridge.org">treasurer@lindenridge.org</a>
Secretary	Han Hills	910 452 1258	104 Hedingham Court	<a href="mailto:secretary@lindenridge.org">secretary@lindenridge.org</a>
At Large	Christy Foster	910 452 5891	4532 Alder Ridge Road	<a href="mailto:atlarge@lindenridge.org">atlarge@lindenridge.org</a>

## WHAT ARE VIOLATIONS AND WHY DO THEY MATTER?

By now some of you will have received Violation Notices. Since our community came into being there have been a strong set of rules that all homeowners are expected to follow. In recent years, and as our community has developed, we have found that these rules matter in keeping the standards of our community high and the value of our property where it belongs.



At the recent Homeowners Association meeting we decided it was more cost effective for the community to police it's own rules and standards.

To this end we have issued citations where needed to keep standards high within our sub-division.

If you have received one of these notices it is because we believe in working with you to keep standards high.

The Homeowners Association Board believes, if we can work together to maintain these standards, we can avoid the need for any third party company enforcement and keep costs low within the community.

We know we can count on your support in this but if you have any questions please do not hesitate to contact the board directly!



## ANNEXATION? IT COULD HAPPEN HERE!

There has been talk recently of annexing the Monkey Junction area into the City Limits. Although at present this is still under debate, you can rest easy that your Association is looking into this possibility and will report back to you any findings we have as soon as we have them! Linden Ridge is a new community, but we are keen to keep our area as desirable and as reasonably priced to live in as we can! As always we invite you to participate in community activity and join us at local meetings and events whenever you can.

## DID YOU KNOW?

In November 1898 Wilmington was the scene of a violent attack by a well-organized group of whites who destroyed the printing press of the African American newspaper The Daily Record and set fire to the building in response to an editorial that "insulted white womanhood", which was credited to editor Alex Manly. The mob then went to the north side of town, where an unknown number of African Americans were murdered by lynching and many hundreds more were run out of town. No whites were killed during the incident.

At the same time, the Republican mayor and city council were forced to resign their offices and the leader of the white mob was then installed as mayor, leading many to characterize what happened in Wilmington as a coup d'état. The events in Wilmington—which was the largest city in the state at the time—helped make North Carolina into a Democratic Party-controlled state. They also helped institute Jim Crow and disenfranchisement which lasted until the African-American Civil Rights Movement in the United States in the second half of the 20th century.

In 2006 the 1898 Wilmington Race Riot Commission completed its official report on the event. Comprised of thirteen commissioners appointed by the legislature, the governor, mayor and city council of Wilmington, the commission was assisted by the staff of the North Carolina Department of Cultural Resources. They used the experience of the Rosewood Report (completed 1993), and the Tulsa Report (completed 2001) as a model and set out to provide detailed explanations for the causes and effects of the riots and to propose series of recommendations to address the wrongs purported by earlier generations.



# IT'S CALLED COMMUNAL BECAUSE ITS YOURS!

The land on the corner of Linden Ridge and Hedingham has long been something we wished we could do something with.

## We are looking for suggestions as to what we can do in this space!

The land on the corner is something we all can share. We are looking for ideas as to how we can shape that plot for the benefit of all.

Some have suggested that we put picnic benches there, some sports equipment.

We are asking all the homeowners for ideas and then we can put these ideas to a full vote.

This is your community and you should have the fullest say in how it develops.

You can help us by telling us how you would like to see the communal area develop!

Simply cut out and send the following form to:  
104 Hedingham Court, Wilmington, NC 28412

Name:

Address:

What do you want to see in the communal area:

# RECENT LEGAL QUESTIONS IN LINDEN RIDGE!

The HOA Board are volunteers. We remain dedicated to a simple principle— keeping standards and **PROPERTY PRICES** as high as they can be. In the last year we have faced a number of legal questions about why we exist and what we do and would like to put the record straight on a number of these.

One homeowner has asked repeatedly in the past year to see every bank statement, receipt, invoice and other document that we have on record since we began in 2001.

Although we are committed to a policy of openness, such a request is almost impossible to fulfill. Documentation, even for a moderately sized association as ourselves, runs to thousands of pieces of paper.

The law states that, for any organization such as ours, enquiries must at the very least state a reason for enquiry before examining detailed financial documents. In asking to review our documents, the homeowner concerned gave no reason but rather insisted that everything was made open for a fishing expedition. Every single paper item.

It cannot be stated enough that we are open about all community accounts. We have and make freely available yearly profit and loss and balance sheets and have also made available check records to any member that requested these. We are currently undertaking a full financial audit as required by law and are happy to make audit certification available to all who wish to see it.

This Association believes that every penny you invest in your community should be well spent. The time and printing costs for the newsletter you are reading are donated extra to your yearly dues by members that believe in our community. However, a great deal of time in the last year has been devoted to unrealistic and unfounded questions about the way the board handles your homeowners dues.

As a volunteer board we have been forced to seek legal council about such enquiries and will be reading the full interaction into the minutes of the next full meeting. Seeking legal council on this matter has cost notable money, however, and these costs hit directly at the funds you provide to us!

## WHAT ARE WE ACCUSED OF?

Nothing. Past or present board members have never been accused of any wrongdoing ,but we have spent almost 50% of our meeting time in the last year and several hundred dollars on legal bills defending unfounded, unrealistic accusations from a single homeowner. We will continue to publish full and complete statements of accounts each year, and make these available to all members. If an accusation of any financial wrongdoing is made we stand ready to provide any and all proper documentation.

## IF YOU HAVE A QUESTION...

About any aspect of the Association or any part of community living in Linden Ridge we look forward to hearing from you!

Simply write to any of your board members or e-mail us at addresses available in this newsletter or on our community website. [www.lindenridge.org](http://www.lindenridge.org). For simpler informal queries why not give us a call? Our goal at the HOA is to help make the experience of living in Linden Ridge the best it can be and work with you to maintain the quality you have come to expect.

# BLOCK PARTY 2008!

In 2005 and 2006 Linden Ridge had two great block parties! The turnout was fantastic, kids had fun and, most importantly, costs were low!

Those block parties also gave us the chance to meet many neighbors we wouldn't meet unless it took place.

Last year, because the coffers were very low, we could not spare the few dollars to put on the block event but this year we are keen to renew that tradition!

Although no date has yet been agreed or approved in a full meeting we would like to propose June 14th as a fine date to meet up, play some games, eat some food and chat about our community and Wilmington in general!

A full vote on the party will be taken at the February meeting but we urge your support as this is true annual chance to meet up, eat, drink and know your neighbor!

## WHAT ABOUT BELLE MEADE?

Who can deny that time brings change! Never was this more true than in the work going on across from Silva Terra in Belle Meade! Plans have been published online and these can be found at: <http://bellemeadenc.com:80/propertyMap.aspx>

The development has been stop and start in the past but as we have news we will let you know!

## HELLO D.O.T.!

Thanks to the work of the developer and the H.O.A. combined we are now able to tell you that our roads have been officially adopted by the D.O.T.! Although this means that our roads must now conform firmly to D.O.T. standards this also means that we can rely on the county to repair and maintain our roads for the foreseeable future!

Although some may see this as a restriction, in years to come when our roads need repair we will not have vast bills placed at our door! The only price we pay is that we must now conform to D.O.T. standards and roadside maintenance. Where homeowners have been in violation, and in order to placate the authorities, we have issued notice of those things that each property owner must amend in order to keep us in good standing. Your help is much appreciated in helping with this transition!

## STOP VANDALISM!

We are sad to report that there have been several incidents of deliberate vandalism to gardens and vehicles in the community over the past few months. Although those responsible have not been identified at this time we are examining what extra security measures can be put in place and, should any offenders be discovered, measures will be taken to bring a full and conclusive prosecution in all cases. You can help stem this tide by staying extra vigilant and reporting any incidents as soon as they happen. Residents spend a great deal of hard earned money to keep their property in good condition and it is terrible that anyone should find such criminal destruction acceptable in any form! Rest assured the Association takes this matter very seriously and we hope that we can all work together to solve this problem!

### NEED TO REPORT A PROBLEM?

Call one of your HOA Board on numbers overleaf or the local Sheriff on 910 798 4200

# HAPPY NEW YEAR TO ALL AT LINDEN RIDGE!



**DID YOU KNOW?** If you are unable to attend a meeting you can send a proxy vote by mail or with another homeowner!

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

**WWW.LINDENRIDGE.ORG**

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