

MARTIN'S POINT UPDATE:

Hello, I hope you are all well and enjoying spring on the Outer Banks! I just wanted to take a moment to update you on what has been happening in our Martin's Point community.

In Review:

- Good News, New Seats! A special thanks to the Stephen Jones family! Many of you may have noticed and already started enjoying the new and very comfortable Adirondack chairs that have replaced the worn out benches at each pond. The materials to make the chairs were generously donated by the Jones family and were constructed at their family business in Elizabeth City. I highly recommend you take a moment to stop, sit and enjoy our beautiful neighborhood. You will be glad you did!
- Really Good News, the Annual Meeting! Thanks to those who attended the Meeting and provided input and direction for Board consideration. The Board recommended budget for 2018 was approved by the community. Just to recap for those that did not make it to the meeting:
 - The annual dues went down 5%. This was the result of prudent financial management and complying with IRS rules that excess funds from previous years be used to reduce the upcoming year's expenses and/or dues, both of which were the case this year.
 - Even with the decrease in the annual dues, we were able to increase the Reserve Account funding by 2.5 times the previous amount as recommended by the Reserve Study.
 - We funded two new projects, one related to the chipping area drive improvement/stabilization (work to begin soon!) and the other for storm water culvert cleaning and repairs (still determining the scope of work, see below)
 - We have maintained excess contingency reserve funds at approximately 17% of the approved budget which is in compliance with the Covenants allowing only 15% of the budget to be spent by the Board without receiving a 2/3rds approval vote from residents in a special meeting. These funds can be used for unexpected expenses during any given year.
 - Welcome new Board Members Denice Tappero, Rich Levine and Tim Baker and many thanks to departing members Greg McMahon, Mike Serbousek and Paul Bowen. We appreciate all of our volunteers who generously share their time and talent for the benefit of our community.

- Great News, Storm Water Pumping! The State of NC approved Dare County's Emergency Storm Water Pumping Procedures which will allow certain areas, including Martin's Point, to obtain permission to pump flood water. Seaside Management and the Board have met with Dare County on several occasions and are working on a draft procedure to enact in storm emergencies. Once completed we will meet with the county to review and finalize the planned procedures. Historically, it has been very difficult to obtain a permit and permission to pump storm water. We are very grateful to the County and State for recognizing the issue and taking steps to provide relief to communities like ours in times of emergencies. We are pleased with the results as it seems to be the most cost effective and efficient solution to dealing with the aftermath of a storm.

Current Events:

- As a result of the above and expected cost savings from the chipping area improvement project, the Board is looking into expanding its efforts to clean out clogged driveway culverts throughout the neighborhood that prevent water from dissipating more quickly after heavy rains. We are currently determining the problem areas so we can prepare a statement of work for contractor bids. Please understand that the HOA maintains the common area in front of each lot and has the ongoing right and responsibility to maintain the area. Our intention is for any future work to be as unobtrusive as possible for our residents.
- We still have four marina boat slips available for residents to rent. The slips are very reasonable at only \$600 each for the remainder of the year. If you are interested please contact Seaside Management.
 - In response to concerns raised at the annual meeting the Board is going to install more speed limit signs throughout the community. Over the years or maybe even since the inception of the neighborhood, the speed limit signs are few and far between. We are hopeful that additional signs will remind motorists to watch their speed and improve safety.
 - As you may know, the Board obtained a third party reserve study which inventoried the community infrastructure assets and created a financial model for future repairs and replacements. The result was an increase in the portion of your dues that go into our Reserve Accounts. The Board will use this tool annually to analyze the items shown on the inventory and determine if the useful life of assets has expired and make repairs as needed. As in the past, the intention of the Board in obtaining the study was to support its efforts to maintain the community via proper reserve funding and justified annual assessments.

- Calling all green thumbs! Previously the Board discussed having a periodic landscaping award for residents who have “aesthetically appealing” yards as a positive and fun way to make the community even more beautiful. Spring is the perfect time to kick off the program. However, we are having difficulty finding volunteers to get this program off the ground! If you are interested in participating in the establishment of the program please contact Shelly Jones at 252-333-7885.

Upcoming Events:

- The Annual **Yard Sale will be Saturday, April 14th from 8am – 1pm**. Last year was a huge success! Please be sure to invite your friends from outside the neighborhood to join you since invitations are required to enter through the gatehouse.
- The “**Large Item Pickup**” by the county will be **Monday, April 16th**. Please have “**large**” items ready at the bottom of your driveway.
- The **Annual Picnic will be Saturday, June 23rd from 5-8PM** and more information will be posted in the mailbox area closer to that date. For those that went last year and in years past, you know how much fun was had by all so plan on attending and bring along your neighbors for great catered food, fun including a band, games and an opportunity to connect with others in the neighborhood. If you want to help with this fabulous annual event, please contact Shelly Jones at 252-333-7885. We do need some corn-hole sets donated for the tournament. If you have one that we can borrow for the event, please let Shelly know.

Friendly Reminders:

- We are fortunate to live in a gated community which provides a more secure and safe atmosphere. However residents are always encouraged to remain diligent and take prudent measures with regard to real and personal property including securing valuables and locking doors. Any emergencies should be reported using 911 and non-emergency concerns reported to the gate attendants and/or the management company.
- There is a restriction on the size of real estate signs and other types of signs are prohibited per our Declaration of Covenants. If your home is for sale, please ask your real estate broker to follow the size requirements outlined in the covenants which usually prohibit name/message riders above and below the main body of sign. Adherence to the sign rules will balance the positive effect of awareness without the

negative of excessive use. Thanks to all the Real Estate Brokers that brought their signs into compliance, we greatly appreciate it!

- For recycling to remain economically viable for our residents; boxes must be collapsed so as not to fill the recycling dumpsters prematurely. If the trash or recycling dumpsters are full please do not cause them to overflow creating a clean-up effort for other residents and/or the management company.
- Please help keep the chipping area free from root balls and non-tree/branch related yard debris. Yard debris and other “non-chippable” waste should be disposed of in the regular trash dumpsters.
- With the weather warming up please watch for children at play, walkers, runners and bike riders! Please drive at a safe speed.

If you have any suggestions or concerns please feel free to contact me at 252-982-6136.

Sincerely,

Joe Staten

President Martin's Point HOA