



President's Report – May 2015

The annual Martin's Point Yard Sale was held on April 18th. Kudos to board member and Hospitality Chair, *Sandy Byberg* for once again making this a big success. Twenty-three residents participated and 90% of the flyers printed were distributed by our gate attendants. In addition to the many Martin's Point residents who shopped for bargains, numerous visitors were admitted to Martin's Point to browse the merchandise offered for sale.

Be sure to mark your calendars for the next, much anticipated, event Sandy is working on, the annual community picnic. This is a great opportunity you won't want to miss. It will be held at the marina on June 27th. All food will be catered and there will be amusements for the kids. Best of all you'll be able to meet fellow members of the Martin's Point community, make new friends and catch up with old ones. Remember to bring chairs or a blanket, alcoholic beverages if you want them and desserts you wish to share.

A big thank you to the vast majority of property owners (over 95%) who paid their 2015 annual HOA assessments! The revenue generated by your payments goes a long way. It covers the cost of providing, perhaps, hundreds of goods and services we enjoy as property owners, throughout the year. Some of the more obvious ones include our 24/7/365 manned front gate, property management services by Seaside, landscaping and maintenance of our common areas and facilities including the gatehouse, mail house/mailboxes, dumpsters/recycling, chipping area and the marina. Also, a big chunk of the revenue from the HOA fees funds the two reserves we maintain – one for repaving our private roads and one for non-budgeted grounds and maintenance items (fence and street posts repairs, dead tree removal, etc.).

When some property owners choose not to pay their assessments (and we're not talking hardship cases here) it places a greater burden on the rest of us. Why should some have to pay for services while others get a free ride? Fortunately, one of the responsibilities of your HOA Board that we take very seriously is to take those actions afforded to us by law to ensure that HOA fees are collected. At our May meeting your board adopted a collections policy as follows: assessments not paid by February 1 bear interest of 1½% per month from January 1 until paid. Owners not paying their assessments within 90 days after January 1 receive a final collection letter and notice of intent to file lien. The account of those who don't pay their assessments within 15 days following the final collection letter is turned over to our collections attorney.

The board will proceed with any and all legal remedies outlined in the association's Declaration and Bylaws, and applicable NC Statutes, without further notice to the owner. This may include (but is not limited to) denying owners and their guests use of our amenities, bringing civil action, obtaining a judgment, filing a lien, and/or foreclosing on the lien in a like manner as to a mortgage deed of trust. All collection expenses, including (but not limited to) certified letter fees, lien preparation and filing fees and reasonable attorney's fees per statutory limits incurred during collection are the obligation of the owner. These fees plus interest and those for the property owner's attorney can really add up. If you have not paid your assessments pay them now and avoid the time, expense and grief of the consequences.

In my February report I described plans to update and improve the Martin's Point Homeowners' Association website (<http://martinspointhoa.org/>). While updates have been made, the promised "fresh, new look and expanded capabilities" have yet to be delivered due to the limitations of our current system. We are in the process of resolving these issues by developing a completely new website. Expect the results of our efforts to be visible in the next few months. Once you see them I'm sure you'll agree that it was worth the wait!

Last February I also described a completely new website section that will contain photographs taken by Martin's Point property owners of Martin's Point and nearby surrounding waterways. The purpose is to showcase the beauty of our community. Thanks to the many who have forwarded their beautiful pictures for this part of the new website. For those who still wish to contribute, it's not too late. Please email your digital JPG files to Shannon Bracy (shannon@seaside-management.com). Remember, they should not include any identifiable personal images.

Well, the unofficial start of summer is here. I hope you all had a wonderful Memorial Day! Let us never forget those who died in service to our country.

Until next time.