
MARINER'S POINTE NEWS

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Summer 2009

What's been going on?

You might have noticed that the monthly BOD meeting minutes are no longer being posted on our community's website. This is due to the recommendation of Hawthorne Management's legal team.

Instead, here's a quick summary of what has been happening in our community:

January

Chuck Baumohl was appointed an Advisor to the Board to be a liaison with the SmithStone Board. The Board adopted a confidentiality policy: all communication between residents and the Board is confidential and may not be shared orally or in print.

February

Roberts Rules must be used for meetings, so homeowners may have input before and after meetings, but during meetings only Board members may participate.

Email addresses collected from nearly all residents. Newsletters, announcements etc. will be sent via email; fliers will be delivered to those for whom the Board does not have email addresses.

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\$\$\$~~CRITICAL INFO~~\$\$\$ SPECIAL ASSESSEMENT MEETING

You will soon be receiving a letter from Hawthorne Management stating the following:

The Mariner's Pointe Homeowners' Association Board of Directors is recommending an assessment of \$300 per home to pay for street repairs, pipe collar replacements, and pressure washing buildings. This assessment may be paid in \$25 installments over a year's time. Those who pay the full assessment immediately will pay a reduced assessment of \$275.

The Board takes this action reluctantly. The HOA reserves are meager and are needed for building repairs that constantly arise. The Board sees an assessment as the only means of maintaining the value and security of our homes in these stressed economic times.

According to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Mariner's Pointe ... Section 10.4(a), a special meeting of homeowners must be held to discuss and vote on an assessment. The meeting will be held August 13, 2009, location TBA, at 7:00 PM. At that meeting homeowners will have the opportunity to vote whether to approve the assessment.

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March

Approved the 2009 landscape contract with Linda Scirpo DBA/Ct Home Property Lawn Care. All landlord email addresses have been collected. Approved a letter to be sent to firms that put advertising fliers into newspaper boxes telling them to cease that practice. Approved a letter to be sent to all homeowners and residents outlining the HOA/Smithstone LLC situation and the implications of not participating in SmithStone's funds. Letter has been posted on community web site. Report conference with Tim Dressler, attorney.

April

Report on Hawthorne Seminar, lawyers advised the following:

- Not publishing minutes or monthly financial statements.
- Establishing an electronic communications policy
- Establishing a Board email address
- Board members never addressing HOA issues individually

The Board adopted all of the above recommendations.

Board will have community input between 7:00 – 7:30 before regular meetings and question and answer periods after meetings. These periods are not part of the meeting and will not be reflected in the minutes. Adopted an email policy that provides that Board members may vote via email and must report such votes at the next Board meeting.

Suspended pool privileges of those in arrears on HOA fees.

The possible law suit, SmithStone vs.

Baker/Smithstone LLC had to be dropped because less than 75% of homeowners voted to support it.

Parking Rules were amended to provide that no vehicle with signage may be parked in the community at any time.

Five *cease advertising* letters were sent.

May

Evaluation of buildings - Pipe collar replacement, Need pressure washing
Proposed assessment of \$300/home to pay for street repairs, pressure washing, pipe collars
Finance \$8,000 in reserves. We are within budget. Would be able to fund replacement of some pipe collars

A tree and dead limb were removed

Mariner's Pointe does not have any legal claim on any SmithStone funds and may not be represented by the same lawyer as SmithStone in the possible suit against Randy Baker/Smithstone LLC.

SmithStone funds cannot be used to fund projects that benefit Mariner's Pointe only.

Collection of email addresses will be an ongoing process.

Here's the Poop III

We dogs do so much for our humans! We guard the house and announce all visitors. We hold the couch firmly in place. We take them for walks. But there's a limit! We will not pick up poop! After all, the canine-human relationship is supposed to be a partnership. They need to take some responsibilities too!

Some neighborhood humans accept the poop pick up responsibility well. Sadly, some do not. We believe that humans who do not pick up poop are not bad humans; they're simply not well trained. If you have a human who doesn't pick up poop, we know that you're embarrassed and disgruntled.

We've outlined a training regime below that works! Some humans may take more practice than others, but all can be trained!

First, indicate your desire to go outside. Walk your human to the pet poop station nearest you, either in the commons or at the entry. Once there, wait patiently until your human takes a poop bag. Proceed on your walk. After pooping, wait until the human picks up the poop. Be patient. Some humans tend to want to skip this step. When you reach another poop station, again, wait until your human deposits the filled poop bag into the waste can. Don't forget to reward your human! Vigorous tail wagging at each step is very helpful.

If you encounter a problem with your training regimen, you may contact us at marinerspointehoa@gmail.com; put *Poop* into the subject line. Our humans are well trained, and we'd be only too happy to help you overcome problem behaviors. We want poop free common areas and back yards! Our humans become evil tempered when they encounter poop piles! Takes us so much wagging to restore their good spirits!

Love, Zoe, Nash, Cosmo and Lilo



RAIN ~ RAIN ~ RAIN

Well, we certainly won't be in another drought situation this summer, now will we? Rain might make the flowers grow, but it sure can make a mess of things too!

Some residents have experienced significant damage inside their homes due to the recent weather. If you notice leakage, contact Jennifer at Hawthorne and the BOD ASAP.

The heavy rains also played a large part in our need for a special assessment, which will fund the replacement of the pipe collars on roofing and pressure washing of buildings in the community.



Spring Cleaning

The CC&R's (Article X11, Sections 12.1 and 12.2) provide that the HOA is responsible for building exteriors except doors and windows. If your door and door frame need to be painted, you'll find the approved colors on our community web site.

Many privacy fences in the community need to be washed. If you spray them with a solution of 1 part Clorox and 4 parts water, let the spray sit and then wash it off, you'll get most of the mould off the fence. A follow up wash with Softscrub will result in a squeaky clean fence!

SLOW DOWN!!!

School is out and the weather is warm so lots of neighbors are out and about.

Lincoln County Sherriff's Department has been notified to keep an eye out for speeders in our community!!!

CALENDAR OF EVENTS

SUMMER COOKOUT

DATE & TIME: SAT. JUNE 27TH, 5:30PM
PLACE: BACKYARDS OF JULIA'S, JOY'S AND TAWANA'S HOMES AT 7956, 7958 & 7960 MARINERS POINTE CIRCLE
Please join us for dinner, drinks, socializing or all three! ☺

JULY BOD MEETING

DATE: TBA (JULY 23RD OR 30TH)
TIME: 7:00PM
PLACE: SMITHSTONE CLUBHOUSE
All residents are welcome to submit items to the BOD email address and be added to the agenda or participate in the community input and/or Q & A.

****SPECIAL ASSESSMENT MEETING****

DATE: THURSDAY, AUGUST 13TH
TIME: 7:00PM
PLACE: TBA (A LOCAL CHURCH)

If you cannot attend the meeting, please be sure give your proxy to a neighbor who will.



No HOA Board Meeting scheduled for June!!!

