

# Newsletter

**Creekside Village Homeowners Association, Inc.**  
**New Bern, North Carolina**



## Hello Neighbor

Your HOA Board has been busy planning/holding events, reviewing new contractors' bids, and responding from Hurricane Florence damages. In April, we held our first community cleanup. We were able to get some much-needed tree pruning done. We even had some of the cutest little helpers picking up trash. Thank you to those volunteers that help to make the neighborhood beautiful. Right after that, we had a successful annual community garage sale. Our Facebook advertising really picked up steam when New Bern Live shared it.

During warmer months, the Board spends more time enforcing the covenants due to higher rates of violations. When an owner purchases in Creekside Village, that purchase is equivalent to a promise to comply with the covenants. The property manager sends out notices with a set time for the violation to be resolved. Without a resolution, a hearing will be conducted and daily fines can be assessed until the violation is resolved. The HOA Board has no choice but to seek compliance with the Covenants as the Board cannot individually amend, revise, or ignore them. Please take some time and get familiar with the governing documents in order to avoid violations. They can be found at on our website at: <http://www.thecreeksidevillagehoa.com/governing-documents/>. Please reach out to us if you not sure about a restriction, the property manager is more than happy to help clarify any questions you might have.

What changes or events would you like to see happen in the neighborhood? It was recently brought to our attention that we should be more child friendly at meetings. We would like hear your ideas. Send us a message on our website, Facebook, or write us with your suggestions or attend the next board meeting. The next HOA Board meeting on Tuesday, June 11, 2019 at 7PM at 309 Conner Grant Rd. All residents are welcome to attend. Children are welcome.

Creekside Village HOA Board of Directors

**appfolio**  
PROPERTY MANAGER

### HELP US GO GREEN

Less than half of our homeowners have signed up for Appfolio. Appfolio offers account statements, online payment of assessments, HOA document sharing, and architectural review forms. It also helps the Homeowners Association save money on mailings and postage. Please help us go green and sign up today at <https://managementservices.appfolio.com/oportal/users/login>. If you have any problems setting up your account online, please contact us.



## 2. Bylaws

# Understanding the Differences Between CC&Rs, Bylaws and Rules & Regulations

Your homeowners association has three types of governing documents: Covenants, Conditions & Restrictions (called “CC&Rs”), Rules & Regulations, and Bylaws. Frequently, the function of these documents or the role the property management company plays in implementing them can be confusing. With this article, you will learn the purpose of each document and how you can work with your management company to develop guidelines that work best for your community.

### Covenants, Conditions & Restrictions (CC&Rs)

This is a legally binding document that is officially recorded and filed with our state. Your CC&Rs cover the rights and obligations of the homeowners association to its members and vice versa. CC&Rs often cover legal issues, such as:

- Property-use restrictions
- Clearly defined maintenance obligations for the HOA and individual members
- Mechanisms for rule enforcement and dispute resolution
- Lender protection provisions
- Assessment obligations
- Insurance obligations

Because this record is kept on file with the state, it can be difficult to amend and requires a vote by the membership to make any changes. Ours requires presence of members or of proxies entitled to cast fifty percent (50%) of all the votes of each class of membership shall constitute a quorum, which would be 1 person from 56 homes. (Article E #3)

### Bylaws

If CC&Rs cover the “what” of the HOA, the bylaws cover the “how.” Your community’s bylaws establish the structure of day-to-day governance of your homeowners association. This includes things like:

- Frequency of HOA board elections
- Process for nominating and electing new board members
- Number of members that serve at one time
- Length of board member service terms
- Meeting frequency and quorum requirements
- Duties and responsibilities of board members

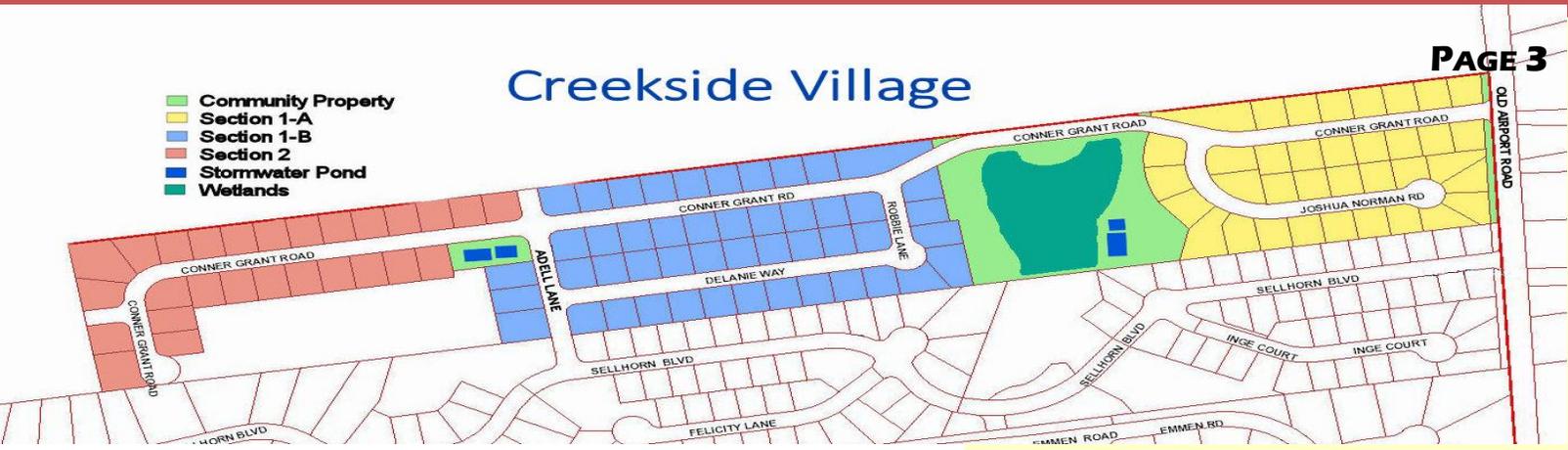
Like CC&Rs, Bylaws are difficult to change, as they too require a vote by the membership to amend.

### Rules & Regulations

Your community’s Rules & Regulations are a catch-all for the things that aren’t covered in the Bylaws or CC&Rs. These are often the rules that might need revising over time due to changes in the community. For example, an HOA might have a rule that states that no children are allowed in the community pool before noon. This rule would not be a part of the community’s CC&Rs because it might need to change seasonally, or as more children move into the community. Rules & Regulations can be changed by an HOA board vote with review by the members of the community. Traditionally, the Board will adopt a rule then send a notice to the community members who will have 30 days to review it. After 30 days, the board will review the comments and concerns of

# Creekside Village

- Community Property
- Section 1-A
- Section 1-B
- Section 2
- Stormwater Pond
- Wetlands



members, considering the members’ feedback in the final decision.

## Every Restriction Can Be Changed

CC&Rs, Rules & Regulations, and Bylaws are usually determined when a developer incorporates the community. The developer will try to anticipate the type of community or commercial property space they are creating, but the needs of a community often aren’t fully clear until residents move in. Every rule, regulation, covenant, condition and bylaw can be changed—it’s simply a matter of which process is required to make the change. CC&R changes require re-filing with the state, so changes should be made sparingly and with the help of an experienced attorney. Meanwhile, Rules & Regulations are in effect at the community level and simply require a board vote with community member review.



## The Role of Your Property Management Company

Your residential or commercial property management company is an agent of your homeowners association corporation, whose primary role is to increase your property value and facilitate the enjoyment of your community. Your property management company has no say in the development of your CC&Rs, Rules & Regulations or Bylaws; they simply act to implement the guidelines set forth by your board. Your property management company will also provide advice and guidance as you develop your community’s guidelines to ensure that you adhere to state and local laws. They should provide practical advice to ensure your board is making the decisions that best protect and enhance your community. Your management company and property manager can show you the risks and rewards of changing your CC&Rs, Rules & Regulations or Bylaws and provide a useful framework to develop your community in a way that serves residents today and long into the future.



## A Off Again, On Again Recycling Story

Craven County canceled their recycling program only to restate it with changes due to public concern. Once the new program gets started sometime this summer, we should receive new 95-gallon recycling bins. That bin will be only **picked up once a month**. The added cost per household is still to be determined. These bins will greatly reduce the amount of trash that gets blown out of our current containers. Items that are accepted in the containers are aluminum cans, newspapers with inserts, clear/green/brown glass, #1 PETE clear plastic, #2 HDPE natural plastic, rigid plastic bottles with the neck smaller than the body of the container (except motor oil and pesticide containers), corrugated cardboard cut down to no larger than 2’ x 3’ and steel/tin cans.

# Upcoming COMMUNITY EVENTS

## NEXT BOARD MEETING S

**Tuesday, June 11, 2019 at 7 PM** at 309 Conner Grant Rd. Snacks and drinks will be provided. Everyone that lives or owns a home in the Village are always welcome to attend the board meetings. Meetings are children friendly.

Quarterly board meetings will be on the 2<sup>nd</sup> Tuesdays; Sept 10<sup>th</sup>, and Dec 10<sup>th</sup> at 7PM. Locations will change to so they will be announced at least 10 days before the meeting.

## FALL COMMUNITY CLEAN UP

Join us as we work together to keep our neighborhood clean. Coffee, water, donuts, and trash bags will be provided. We will meet in front of the wetlands at 10AM to 12 PM on **Saturday, Nov. 16th**. It will be a great way to meet someone new. Watch our Facebook page for weather changes.

## 2020 ANNUAL HOMEOWNER MEETING

The 2020 Creekside Village HOA Meeting will be held **January 6, 2020, at 7 PM** at Township 7 EMS Building; 2103 Cherry Point Rd, New Bern. It is very important to have a homeowners attend in order to hold voting so we can make improvements to the neighborhood.

## Please pick up pet waste.

We have had several complaints about neighbors and/or visitors not picking up pet waste. The city classifies it as a misdemeanor and the penalty is \$100 that must be paid within 10 days. We do kindly ask that all residents respect our neighbors and the community property by

being considerate when it comes to their pets.

The **US-70/I-42 Project** will improve traffic on a 5.1-mile stretch of U.S. 70 from east of Thurman Road to the Neuse River Bridge in James City.

Early 2020: first dirt to be moved.

Early 2024: Construction Complete (42 months)

More information is available at

[www.ncdot.gov/projects/US70\\_jamescity](http://www.ncdot.gov/projects/US70_jamescity).

## Parking on the Streets

Street parking has been an ongoing dilemma within the Association. Please, be considerate of these concerns, and use your garage and/or driveway to park your vehicles.

## Overnight Trailers

Our Associations regulations state that only automobiles, pick-up trucks or vans ¾ ton or smaller, and motorcycles shall be allowed to remain overnight. Please find appropriate storage for your boats, campers, trailers, & trucks larger than ¾ ton.

## Get Approval Before You Make Changes

### Exterior Changes or Additions to Home

Prior to making changes to the exterior of your home or erecting a fence, shed, or other external structure, you must get approval from the Architecture Committee. If work is started without prior approval, the homeowner risks being cited for a covenant violation and may be required to alter or remove the changes at significant additional cost.

### Management Services On Behalf of Creekside Village HOA

Physical Address:  
3515 Trent Rd.  
Suite 15  
New Bern, NC 28562

Mailing Address:  
PO Box 12553  
New Bern, NC 28561

Phone: 252-637-5600

Fax: 252-637-3911

[www.newbernforrent.com](http://www.newbernforrent.com)

Sign into your Appfolio account at  
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# SUMMER SAFETY TIPS

## 18 Tips for Summer Home Security

Summer is an exciting time for burglars. They know that many home owners will be traveling for summer vacations, making it easy to target and break into homes while occupants are away. You might be getting away from it all, but burglars are still hard at work. While it's tough to know if your home will be targeted by burglars this summer, there are many things you can do to keep your home safe during this season, even if you're not planning to travel. Follow these tips to stay on top of home security all summer and keep your home and family safe.

1. **Don't give out keys with your address on them:** A set of keys with an address gives burglars everything they need to get into your home, including where you are and how to open the front door. Similarly, don't leave a GPS device in your car at the airport. It can tell thieves where you live and they know you're out of town. It's also smart to avoid putting your landline number or home address on checked luggage. Simply list your mobile number, email, and destination instead.
2. **Don't open the door for strangers:** The summer is a busy season for door to door burglaries and home invasions. If you don't know the person on the other side, don't open your door. Simply tell them you're not interested through the door and ask them to leave. This tells them that someone is home. Avoid simply ignoring them, as they may knock on the door just to see if anyone is there.
3. **Tell the police you're going out of town:** The police won't offer private security monitoring services, but they may keep an extra eye on your house if they know you're out of town. If you're headed out for a week or more, be sure to let the police know you'll be gone and could use an extra set of eyes.
4. **But don't tell social media:** Avoid announcing your upcoming vacation and don't share travel photos while you're out. It's tempting, but this broadcasts that you're not home.
5. **Use outdoor lighting:** Good exterior lighting at your doors and windows can illuminate burglars and encourage them to move on. Or, they'll help neighbors spot them at your door. Consider motion sensors and timer lights outdoors, especially at your front door.
6. **Ask neighbors for help:** Ask a neighbor to check in on your home while you're traveling. They can turn lights on and off, check your mail, open or close blinds, turn on your TV and even park in your driveway so it looks like someone is home. Ask them to pull your trash and recycling out and put it back along with the rest of the neighborhood.
7. **Don't change anything major for a trip:** If you normally keep your curtains and blinds open, don't shut them up just before you leave, as it's a clear message to burglars that you're not home. It's a good idea, however, to hide any valuables that might be spotted from a window that can be peeked in.
8. **Keep pets at home and use a pet sitter:** Rather than leaving your home empty, keep your pets at home, especially dogs, where they'll bark and cause trouble for burglars. And if you keep your pets at home, a pet sitter can help check in on your house while you're away.
9. **Keep up with your lawn:** Mow just before you go or hire a lawn service to take care of your grass while you're gone. Tall grass is a sure sign that no one is home to take care of it. You should also trim overgrown shrubs and tall trees. Shrubs give burglars a place to hide from neighbors, while trees can be climbed up to the second floor. You should also give your lawn a once over to see if you have any valuables outside, such as bikes in the yard.
10. **Get a cab to the airport:** If you can, leave your vehicles in the driveway so it appears that you're still at home. Burglars may notice that a vehicle that's usually home has been gone for an extended period of time.
11. **Turn lights on and off:** Use a light switch timer or home automation to have lights turn on and off automatically on a schedule. Burglars watching your home will notice that lights are flipped on and off and likely assume that someone is home.
12. **Put your mail and paper on pause:** Burglars look for mail and newspapers piled up to tell them the family isn't home. Put a stop order or vacation hold on them and simply pick it all up when you get home.
13. **Never leave a spare key outside:** If a burglar thinks you're on vacation, they'll probably look for your spare key first so they can get in without having to break anything and attract attention. They can figure out hiding spots like areas on your porch, in your mailbox, or above your door frame.
14. **Keep your doors and windows locked:** When the weather heats up, many home owners open windows. That may be fine when you're home, but it's important that you still remember to close them when you go to bed or leave your home.
15. **Keep your valuables hidden:** If a burglar is able to gain access to your home, they'll quickly look for easy to pocket valuables. Hide jewelry, firearms, and other valuables in inconspicuous spots. Keep in mind that burglars are likely to hit your master bedroom and living room first rather than secondary bedrooms, bathrooms, or even your garage.
16. **Go on privacy lockdown:** Protect your personal information by locking file cabinets and putting passwords on any computers you're leaving behind.
17. **Invest in home security:** A home security system can stop a burglar in his or her tracks, protecting your home and family. It can encourage them to find an easier target elsewhere, scare them off with an audible alarm, and call the authorities for help right away.
18. **Invest in home automation features:** Even if you don't have a home security system, home automation can keep your house safer. You can control lights, TVs, radios, and more to make it look like you're home. You may even be able to control your thermostat, view live videos, get alerts, and answer your doorbell with a video chat.