



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

## Hello Neighbor

The Homeowners Association board would like to extend warm greetings to all of the residents of Creekside Village! Spring is universally recognized as a time of rebirth and renewal, as well as a time to get organized, start new projects, and shake of the winter malaise. Make sure to check with the Architectural Committee be starting projects or making repairs from the hurricane.

As the weather warms, we will see an increase in amount of wildlife running around the neighborhood. As the reptiles come out of brumation (reptile hibernation), they go on the hunt for mates and places to lay their eggs, often crossing roads in the process. Turtles and snakes are frequently seen crossing the streets especially near the wetlands. Just be mindful and safe when encountering these neighborhood residents.

Over the years we have had consistent low resident turn out at meetings. This makes it hard to create and maintain the benefits that a HOA provides homeowners. We have been consistently running negative operating cost over the last 6 years which prompted the need to increase the assessments. Low participation in the HOA business affairs can even affect your home value. We are starting new neighborhood events to help bring us closer together as a community. Please join us as we have scheduled several opportunities to get to know to neighbors and learn how the HOA can work for you.

The next HOA Board meeting on Tuesday, March 12, 2019 at 7PM at the 309 Conner Grant Rd. All residents are welcome to attend.

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.



# Why you should get involved in your HOA

## 1. You can protect the community's property values

One of the main roles of the HOA is to help preserve the community's property values by overseeing the maintenance and upkeep of the individual units as well as the grounds. If the landscaping and recreational areas are well taken care of, then the properties are more likely to uphold their value (or even increase in value). Needless to say, being involved in the HOA gives you more control over these maintenance decisions and therefore, more control over your home's value.

## 2. You can meet new neighbors

If you're new to the neighborhood, what better way to meet neighbors and make friends than to get involved in your HOA? Study after study shows making friends is easier when you live in close proximity and see each other on a regular basis. Attending HOA meetings, discussing issues and planning events together will bring you closer to your community and make you feel right at home almost immediately.

## 3. You can change rules and/or make new ones

Are you annoyed by the fact that that your neighbor is throwing loud parties every Saturday? If you feel that the rules need to be changed or new rules need to be implemented, joining your HOA board is a step towards modifying the HOA rule book. At the very least, you should attend your HOA meetings to make your opinions known.

## 4. You can fix problems in the community

Whether it's a problem with neighbors, landscaping or expensive water bills, HOA meetings give residents a platform to address important issues. If you've heard the same complaint from more than one neighbor, try creating a petition and/or coming up with solutions to the problem. Being a part of the HOA board allows you to fix problems and change things for the better.

## 5. You can gain leadership skills

Want to hone your leadership skills in a no-pressure environment? Then joining your HOA board may be the right decision for you. Not only will participating on the HOA board teach you problem solving and strategic thinking skills, but it will also allow you to polish your public speaking and negotiation skills – all of which help your future leadership abilities.

## 6. You can plan community events and social activities

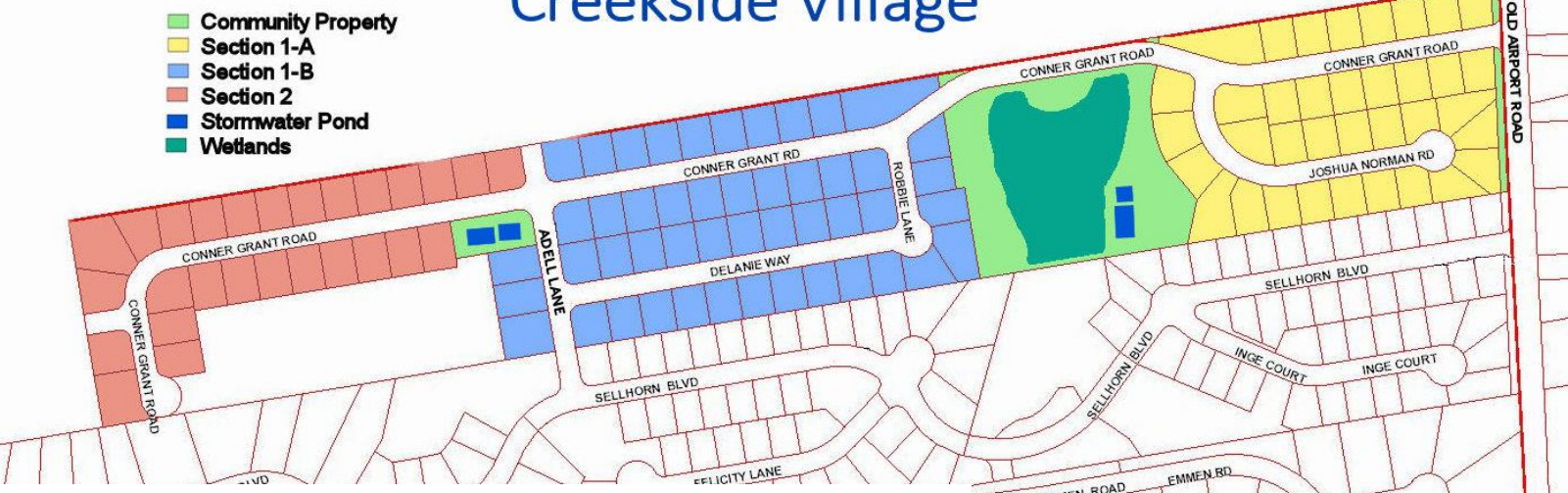
Live in a community where no one talks to each other? It's time to change that and bring people together. Association barbecues, family-friendly outdoor movie nights, chili cook-offs and holiday parties are all great excuses to socialize and get to know your neighbors. If you're one who especially likes to party plan, then your HOA may need your event planning expertise.

## 7. You can add volunteer experience to your resume

Looking to beef up your resume? Adding volunteer positions, such as an HOA board member, is never a bad idea. After all, what employer wouldn't want to see that you're working hard to improve your neighborhood and overall quality of life? Having this volunteer position on your resume proves that you're a community-oriented, civic leader.



## Creekside Village



You Can Get Help from Neighbors You Don't  
Even Know – All You Have to Do is  
Join the Creekside Village Facebook!

Just find us at <https://www.facebook.com/>

You can ask for help in finding qualified and efficient service providers, evaluations of people you may be thinking of using, and about Association or area activities. Additionally, you will also receive up-to-date details from the Association on safety issues, alerts on things such as hurricanes, grounds maintenance updates, Association meetings, progress of on-going efforts in the area, and many other informative announcements. It's a way of staying in touch with all of your neighbors in the community, of being informed on timely issues, and having the ability to seek quick assistance/recommendations/ideas from people who have dealt with similar problems.

There is nothing to lose and a lot to be gained.



## A Merry and Bright Holiday

There is a particular magic created by holiday lights. Our neighborhood was full of holiday cheer this year. We can't wait to see how our community will light up the streets next year.

Honorable mentions go to:

109 Joshua Norman; 100 Conner Grant; 107 Conner Grant; 409 Conner Grant

# Upcoming COMMUNITY EVENTS



## NEXT BOARD MEETING

Tuesday, March 12, 2019 at 7 PM at 309 Conner Grant Rd. Pizza and drinks will be provided. Everyone that lives or owns a home in the Village are always welcome to attend the board meetings.

Quarterly board meetings will be on the 2<sup>nd</sup> Tuesdays; June 11<sup>th</sup>, 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.

## SPRING SWEEP

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, April 13<sup>th</sup>. It will be a great way to meet someone new.

## ANNUAL COMMUNITY GARAGE SALE

Treasures will be found around every corner. Those who wish to participate are encouraged to set up a garage sale at their own home and we will take care of the advertising. Save the date: Saturday, May 4<sup>th</sup> from about 7 AM to 1 PM.

## Did you miss the Annual Homeowners Meeting on January the 7th?

You can get caught up on the community events and business by viewing the meetings minutes that are posted on our website under the Community tab and Archived Newsletter & Minutes.

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

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.

February 2019: final design/procurement of property

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).

## Boats, Campers, & Trailers.

Nicer weather brings an abundance of outdoor recreational options. Please be sure to maintain compliance with your Association regulations which state that ONLY automobiles, pick-up trucks or vans of 3/4 ton or smaller, and motorcycles shall be allowed to remain overnight. If you have a boat, camper, trailer, or truck larger than 3/4-ton, Management will be glad to refer you to storage facilities to store your belongings.

## No Parking on the Streets

Street parking has been an ongoing dilemma within the Association. At times garbage trucks have been left unable to maneuver throughout the streets. Additionally, many drivers have expressed their concern regarding visibility and the risks involved regarding the safety of pedestrians. Please, be considerate of these concerns, and use your garage and/or driveway to park your vehicles.



# Spring Cleaning – Document Dilemma

## KEEP IT – OR – SHRED IT?

**Tax Return:** keep for 7 years

**Investment statements for taxable accounts:** once you receive yearly summary, shred monthly and/or quarterly statements

**Bank statements:** keep for years when supporting tax returns, if not, shred after balancing account

**Credit card statements:** keep when major purchases include in case needed for warranty or when charitable contribution is on statement. All others may be shredded once verified.

**ATM receipts:** shred once verified against bank statement.

**Cancelled checks:** unless needed for tax return or other purposes, shred after 1 year.

**Medical bills:** keep at least 1 year unless supports tax deduction then save with tax documents.

**Retirement plan contributions:** keep records of contributions to non-deductible individual retirement accounts indefinitely.

**Insurance policies, wills, birth certificates, citizenship papers, and other legal documents:** keep forever in a secure place (safety deposit box or fireproof safe).

These guidelines are provided for information purposes only. It is recommended that you check with your insurance company, brokerage firm, government agency, lenders or creditors to find out if you should keep your records longer based on your individual situation.

## 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  
[https://managementservices.appfolio.com/portal/users/log\\_in](https://managementservices.appfolio.com/portal/users/log_in)