



# Newsletter

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

## Hello Neighbors

Happy Holidays Creekside Village residents! We've had a busy year, reassessing the HOA's finances. One step we took was reviewing all our contractor's contracts. We changed our pond maintenance, insurance provider, and property manager.

After two months with TJS Properties, the Board was notified that they were going to stop providing HOA management services to all of their HOAs. We were very disappointed in their decision. We immediately started the interview process to find a new property manager.

As of November 13, 2019, Southeast Property Management became our new property manager. They will be sending out welcome letters and annual meeting notices in December. We are very sorry for any confusion that this may cause residents.

The Board has also been working diligently this year to try to change the overall image of our community, but we need your help. If you have the ability to help a neighbor, choose to do it. If you see something suspicious, report it. If you have a chance to volunteer in Creekside Village or elsewhere, go for it! Check out the events in the neighborhood and make it a point to go and say hi to a new resident. I have faith that our neighborhood is a great place and wants to work to stay that way. However, it takes all of us to do it. Please join us and do what you can to show your pride in our community and Creekside Village.

We look forward to seeing everyone at our 2020 annual meeting on January 6<sup>th</sup>.

Creekside Village HOA Board of Directors

## Just for Fun!



Post pics of your holiday lights and include the hashtag #CreeksideVillageisLIT at <https://www.facebook.com/CreeksideVillageNC/>.

**Property Managed by:**  
**Southeast Property Management**  
 1916 S Glenburnie Rd. Ste. 10  
 New Bern, NC 28562  
 Hours: 9:30 AM – 5:00 PM  
 Phone: (252) 672-9980  
 Email: southeastpm1@gmail.com



## 5 TYPES OF HOA MEETINGS

**Board Meeting:** This is the most common type of HOA meeting, and the one you most likely already are familiar with. This is a meeting of the board of directors, and is open to all members. These meetings usually are held either quarterly or monthly, generally dependent on the size of the organization. Members are required to be notified of these meetings, often between seven and thirty days prior to the meeting. The notice should include an agenda of topics to be discussed; as a rule, no other business is addressed during these meetings unless the governing documents provide for an open forum during which members may raise new business. At these meetings, the board discusses the routine management of the community. Topics might include reviewing the property manager’s work, resolving disputes between members, or tracking the progress of maintenance projects. A member of the board will keep minutes of these meetings, and those minutes will be available to HOA members.

**Annual Meeting:** The annual meeting, which is required of all HOAs by law. As its name suggests, this meeting is held annually, and usually is open to all members. The annual meeting serves to address the “big-picture issues” of the HOA – the board will present the annual budget, new board members will be elected, and upcoming capital projects will be announced. If the board has committees, they will present their reports at the annual meeting. Notice must be provided to all members pursuant to the governing documents at least thirty days prior to the meeting. Minutes will be taken, and they will be made available to members.

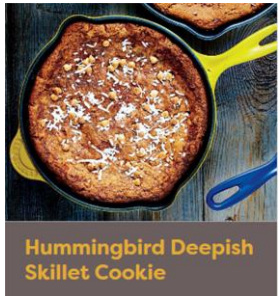
**Executive Session:** The HOA board periodically will hold “executive session” meetings, to which the members of the HOA are not invited – only the board of directors is permitted to attend these meetings. The board will hold an executive session when it needs to discuss confidential, private, or privileged information. For example, a conversation with the HOA lawyer about ongoing litigation may be held during an executive session. Other topics of an executive session could include personnel issues or delinquent assessments. The board may vote on actions during an executive session, and those votes are binding. Often, these meetings are held at the conclusion of the open board meeting rather than on a separate date. Detailed minutes of these sessions are not made available to the members, but a note that such discussions took place usually is included in minutes of the open board meetings.

**Committee Meeting:** Some HOAs form committees, each of which focus on a particular area. These committees will be made up of some subset of the board of directors, and may include one or more non-director members as well. Whether a board has committees and who can serve on them will be controlled by the governing documents. Each committee is required to hold periodic meetings, and to present its work to the board and membership at large at the annual meeting, and possibly at the regular board meetings. The committee meetings generally are subject to the same requirements as is the open board meeting, such as providing notice and keeping minutes.

**Emergency or Special Meeting:** These sessions are rare, and are reserved for those times when immediate action or decision is required, when it is not practical to follow the general rules to provide notice of board meetings. An example might be if a wildfire is headed toward the community and the HOA needs to take immediate steps to mitigate damage. An emergency meeting can only be called under rules outlined in the governing documents. Due to their nature, these meetings sometimes can be held virtually, through email or phone call, if agreed to by the members and/or permitted by the governing documents. Minutes should be recorded and made available to the members.

# Creekside Village

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



**Hummingbird Deepish Skillet Cookie**

Hummingbird cake, a classic Southern layer cake that features banana, pineapple, and coconut meets a deep-dish skillet cookie in this tropical dessert. Although the origin of the name "Hummingbird" is somewhat a mystery, one thing we know for sure is that this skillet cookie is the perfect combination of fruity, exotic, and sweet. Somewhere between a warm, butter cookie and a piña colada, this dessert is certainly going to be a crowd-pleaser.

**Ingredients**

- |   |                                 |
|---|---------------------------------|
| 1 cup packed light brown sugar            | 1/2 cup granulated sugar        |
| 1/2 cup (4 oz.) salted butter, softened   | 1 large egg                     |
| 1/4 cup mashed banana                     | 1 1/2 teaspoons coconut extract |
| 2 cups (about 9 oz.) all-purpose flour    | 1 teaspoon baking soda          |
| 1 1/2 cups white chocolate chips, divided | 1/4 teaspoon table salt         |
| 1/2 cup sweetened flaked coconut          | 1/2 cup chopped dried pineapple |

**Directions**

1. Preheat oven to 325°F. Lightly coat a 10-inch cast-iron skillet with cooking spray. Beat brown sugar, granulated sugar, and butter with a heavy-duty electric stand mixer at medium speed until light and fluffy. Add egg, banana, and coconut extract, beating until blended.
2. Whisk together flour, baking soda, and salt in a bowl. Add to butter mixture gradually, beating at low speed until combined.
3. Add 1 cup of the white chocolate chips, flaked coconut, and dried pineapple; beat until combined.
4. Spread mixture evenly in prepared skillet. Top with remaining 1/2 cup white chocolate chips.
5. Bake in preheated oven until golden and set, about 50 minutes. Let stand 15 minutes; cut into wedges. Serve with vanilla ice cream.

## Parking 101

We keep getting complaints about street parking. Parking in your driveway and garage is not only less disruptive to your neighbors, but it creates a safe neighborhood and helps prevent car thefts.

Here are some parking tips to live by:

- Use your driveway and garage!
- If you must have vehicles parked on the street:

1. Do not block mailboxes or trash cans. Vehicles parked in front or close to these items may not have their mail delivered or trash picked up.
2. Be sure to park in a way that you are not blocking sight or traffic.
3. Park in front of your home and have your guests do the same.

Please do not punish your neighbors by blocking their home and spaces for visitor parking. Please be a courteous neighbor. If you can, park in the garage or driveway.

### Know Your Zone.

**Craven County new hurricane evacuation plan that started June 2019. We have created a map showing the zones for our neighborhood. It can also be found on our website.**

**Red Evacuation Zone is Zone A**  
**Purple Evacuation Zone is Zone C**  
 Craven County <http://bit.ly/cravenKYZ>

**Creekside Village**

Evacuation zones highlight areas most at risk to storm surge and flooding. Local officials will determine which areas should be evacuated. Areas in Zone A will typically be evacuated first, followed by areas in Zone B, etc. While all zones won't be evacuated in every event, emergency managers will work with local media and use other outreach tools to notify residents and visitors of impacted zones and evacuation instructions.

# Upcoming COMMUNITY EVENTS

## NEXT BOARD MEETINGS

**Tuesday, Dec 10, 2019 at 7 PM** at 309 Conner Grant Rd.

Quarterly board meetings will be on the 2<sup>nd</sup> Tuesdays; in 2020: Mar 10<sup>th</sup>, June 9<sup>th</sup>, Sept 8<sup>th</sup> and Dec 8<sup>th</sup> at 7PM. Locations will change to so they will be announced at least 10 days before the meeting. Be sure to check our website for any meeting changes.

## 2020 ANNUAL HOMEOWNER MEETING

The 2020 Creekside Village HOA Meeting will be held **Monday, 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.

Without you, we cannot make positive changes to increase your home values. If you can not attend you may give your voting rights through a proxy. This person can be a board member, the property manager, or even a trusted neighbor. Contact Southeast Property Management to obtain a proxy form before the annual meeting.

*It's that time  
of year...*

Annual statements for the 2020 assessments will be mailed out soon.

If you do not receive yours, please call Southeast Property Management at 252-672-9980.

Please remember to mail or drop by your payments to:  
1916 S. Glenburnie Rd. Ste. 10  
New Bern, NC 28562

You can also set up a reoccurring payment through your bank's bill pay to your assessment.

All payments are due by January 1, 2020.

Failure to pay by January 31, 2020 may result in collection action.

## Free Bulk Recycling

Some items will not be picked up on trash bulk item day; like carpet or electronics. You can take these bulk items to a convenience site for free.

The closest one is:

Monette's Convenience Center

4001 Old Cherry Point Rd.

Hours: Tue, Thurs, Sat 7AM-6:30PM Sun 1-6:30PM

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: Construction begins.

Early 2023: Construction Complete

More information is available at

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

## Spread Holiday Cheer in the Neighborhood – without breaking the bank

### 5 Fun DIY Christmas Gifts for All Your Neighbors



#### Root 'Deer'

Cheers to the best neighbor ever! Put together a six-pack (whether regular or root beer) inspired by Santa's lead reindeer.

<https://www.countryliving.com/shopping/gifts/g2856/christmas-gifts-for-neighbors/>

#### All Mama wants is a Silent Night Mug

To all the hardworking mothers out there, this one's for you. And for the hardworking mom's that don't do glitter just have a sharpie handy and a mug then go to town. <https://www.nestofposies-blog.com/2013/12/how-to-make-a-glitter-and-sharpie-mug/>



#### Holiday Scent Mix Jar

A combination of cinnamon, cranberries, pine, nutmeg and orange blends creates a delightful holiday scent.

<https://www.deliacreates.com/stove-top-potpourri-neighbor-gifts-free-printable/>

#### Nail Stickers or Polish for your Mistle-Toes

Cute nail stickers —tucked into the free printable gift tags- or festive nail polish will make a perfect gift for a beauty enthusiast.

<https://persialou.com/free-printable-nail-themed-gift-tags/>



#### "Thankful for You" Apple Bread

This holiday, welcome new neighbors with homemade apple bread. After all, nothing is more welcoming than home-baked goods!

<http://www.eatsleepmake.com/2014/11/thankful-for-you-neighbor-gift-and-free.html>

Surprise a neighbor this holiday season and spread kindness like confetti!  
Happy Holidays Creekside Village!



**Creekside Village Homeowners Association**

*Invites you to their:*

## **ANNUAL HOMEOWNER MEETING 2020**

**Monday, January 6, 2020 at 7 PM,**

**At the Township 7 EMS Building,**

**Located at 2103 Cherry Point Rd, New Bern.**

**Did you know that our HOA covenants expire in four years?**

**Come find out how this affects all homeowners and what the HOA's options are.**

**Please join us for a recap and highlights of the past year. The board has been working hard this last year to correct the HOA's finances and liabilities. Learn about our projects going forward.**