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## Creekside Village HOA 2023 Neighborhood Newsletter

### *Message From The Board*

The Board of Directors would like to welcome all homeowners to our neighborhood and thank everyone for their patience as we continue to make improvements to the policies and procedures that govern our neighborhood. We, the elected Board of Directors, pledge to serve the community and uphold the Bylaws, Covenants and State General Statutes for everyone's benefit. As members of the Board, we have volunteered our time and strive to make the best financial decisions for the HOA in order to maintain the neighborhood and increase the value of all properties.

Creekside Village is a wonderful place to live and we encourage you to meet your neighbors and volunteer in the community. Every resident in the neighborhood makes a mark on our community and plays a significant role in making Creekside Village a peaceful and beautiful place to live.

There are always opportunities to volunteer with the HOA, so please reach out if you would like to be involved.

See you around the neighborhood!

Sincerely,  
Jason Maxey, Ravi Sharma,  
Angela Desmond and Kelly McGroder

Creekside Village is managed by:

**Southeast Property Management**

Phone: (252) 242-4848

Email: [southeastpm1@gmail.com](mailto:southeastpm1@gmail.com)

1916 S. Glenburnie Rd. Ste. 10, New Bern, NC 28562

Hours: By Appointment

### ***Meet the Creekside Village Board of Directors***

On January 3, 2023, the HOA held its Annual Homeowners Meeting. The attendance, combined with the submitted proxy forms and virtual attendance, was the largest turn out on record! However, it still was not enough to reach the quorum required by law for the Board of Directors Election. In accordance with the Bylaws and North Carolina State General Statute, the meeting was adjourned and rescheduled for the following week. This statute allows for required quorum to be reduced by 50% and it worked! Attendance blew past the quorum requirement and the Board of Directors Election was successfully held. All four Board of Directors positions were properly filled and we will now be able to continue with our improvements. So who are the Board of Directors? Continued...

Association Members waiting for the 2023 Annual HOA Meeting to be called to



# ***Meet the Board of Directors***

## **Jason Maxey, Chairman of the Board & Treasurer**

Jason Maxey became a resident of Creekside Village in 2006 and enjoyed many years in the subdivision. He eventually moved out in 2019 but still owns his home on Delanie Way. He currently lives a few miles away from Creekside Village and visits regularly. Jason is an Aerospace Engineer (Graduated from NC State) and has worked at Fleet Readiness Center East at Cherry Point for 25 years. Jason has volunteered his time over the years in such activities as coaching youth sports (soccer and basketball), assisting in cub scouts and girl scouts with his children (2 girls and a boy), and fundraising for his church.

Jason joined the HOA board in the fall of 2021 and looks forward to working with the residents of Creekside Village to maintain the subdivision as a wonderful neighborhood to live in.

## **Ravi Sharma, Vice Chairman**

Ravi Sharma has been a resident of Creekside Village since 2007. He has been living in the community for over 15 years now and has become a familiar face among the neighbors. He lives in Creekside with his wife Vibha, their son, and their grandkids. Ravi is a retired Physics and Math instructor from Craven Community College. He has taught Drone certification classes to public safety officers. He is a practicing Real Estate Agent in New Bern

Ravi has been actively participating in the community's activities and events, making him an integral part of the social fabric. He welcomes the opportunity to serve as a member of the HOA board. He has not lost his sense of wonder and appreciation for the natural beauty and peaceful atmosphere of Creekside Village, which he calls home.

## **Angela Desmond, Board Member & President**

Angela Desmond has lived in New Bern since 1993 and bought her home in Creekside Village in September of 2010. She lives in Creekside with her daughter, grandson, and twin teenage boys. She has plans to marry her boyfriend, Michael, in June of 2023 and is an Account Executive for a local company manufacturing pharmaceutical packaging equipment, where she has worked since 1998.

Angela's objective as a Board Member is to maintain the peaceful neighborhood, be open to positive change, encourage homeowner involvement, and be mindful of the budget. She has been volunteering on the HOA as Vice President for the last 4 years and welcomes the opportunity to continue as a member of the HOA board. Angela is looking forward to meeting new neighbors, and together preserve and strengthen the community.

## **Kelly McGroder, Board Member & Secretary**

Kelly McGroder has lived in New Bern since 2015 and purchased her home in Creekside Village in August of that year. She lives in Creekside with her husband, James, and two preschool aged children. Now a stay at home mom, she has a Bachelor of Science Degree in Interior Design and 15 years of experience in the new home construction and remodeling industry. She has since started a small business making designer wreaths.

Kelly's goal as a Board Member is to help the HOA become more compliant with the Bylaws and Covenants, as well as the State and Federal Laws governing homeowner associations. She has been volunteering on the Board since 2017 and stepped into the Secretary role in 2019. She hopes to increase neighborhood participation and a feeling of community in the neighborhood.

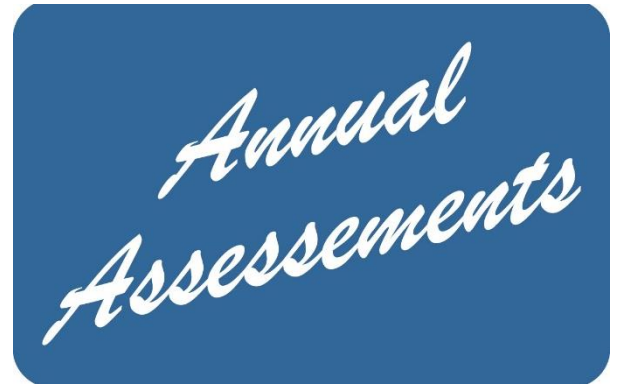
# It's That Time Again

2023 HOA Assessments are \$150.00 and due by January 31, 2023.

A late fee of \$20 will be assessed starting April 1st. After May 1, collections will be turned over to an Attorney for lien placement. Homeowners are responsible for all cost associated with collections of the assessment per the Restrictive Covenants. If you will have a difficult time making this deadline, please contact us.

Online payments are not available at this time.

Please contact Southeast Properties with any questions regarding payments at (252) 242-4848 or southeastpm1@gmail.com



### Checks can be made out to:

Creekside Village Homeowners Association, Inc.  
C/O Southeast Property Management  
P.O. Box 12751  
New Bern, NC 28562

Or dropped off at Southeast Property Management,  
1916 S. Glenburnie Ste 10 New Bern.  
There is a 24 hour drop-off slot.



## 2023 Calendar

JANUARY 3 – **Annual Homeowner's Meeting**

JANUARY 31 – **Assessments Due**

FEBRUARY 16 – **Budget Ratification Meeting**

MARCH 8 – **Quarterly Board Meeting**

APRIL 29 – **Community Yard Sale**  
7:00am-1:00pm

JUNE 14 – **Quarterly Board Meeting**

SEPTEMBER 13 – **Quarterly Board Meeting**

DECEMBER 13 – **Quarterly Board Meeting**

# Calling All Gardeners!

A good first impression is everything and ours could use some sprucing up!

One thing that was brought up during the open forum of the Annual Meeting was the condition of the landscaping at the front entrance to the neighborhood. The signs had been repainted a few years ago and the solar lights were recently replaced but now it's time to do something about the plants. They are over-grown and difficult to maintain.

The Board of Directors is assembling a committee of volunteers who are interested in tackling the Front Entrance Beautification Project. There will be an allowance in the budget for new plants. The committee will be responsible for planning the project, shopping for the plants and executing the installation. The Board would like volunteers who are good at budgeting and love working with plants. We're hoping to have a beautiful, yet low maintenance garden on both sides that will look good all year long. If you are interested in volunteering for the Front Entrance Beautification Committee, e-mail [TheCreeksideVillageHOA@gmail.com](mailto:TheCreeksideVillageHOA@gmail.com) or speak with a Board Member. Owners and Tenants welcome!



**Are you planning a big project for the yard?** Did you know you need to get approval from the Architectural Review Committee for permanent projects like fences, sheds, pergolas, flag poles, changes to the structure of your home and even changes of color? It's actually a simple process. Fill out the request form found on the [Home Improvements & Safety](#) section of our website and e-mail it in for review. Failure to get approval can result in fines, so be sure to check first. If you are interested in joining the ARC, contact us.