

Bolin Forest Phase II
102 Millrock Court
Carrboro, NC 27510

March 10, 2004

Dear Neighbor,

I want to ask for a few minutes of your time to reflect on what your Bolin Forest Phase II Neighborhood Association has accomplished over the past year and some of our goals for the coming year. I am writing in my capacity as President of the Board, which you elected last summer and which in turn elected me. Other members of your Board include Bob Ross, Treasurer; Cameron Binnie, Secretary; and John Rintoul and Gary Giles. Gary Giles also continues as Chair of our Architectural Review Committee along with Jacque Wick, Molly Drake, and Ann Hale. My thanks to all these fine people as well as John Gallagher and Walt Martin who stepped down from the Board.

Some of our accomplishments include:

- ✓ A wonderful summer meeting and barbeque. Unofficially about 2/3 of our households showed up along with some invited guests from Phase I. There was plenty of food and time to talk with your neighbors while many of the children took advantage of the inflatable Bounce'n Fun castle. Our meeting included some healthy discussion on parking, noise, our donation to a lawsuit, workdays and sidewalks. More on these topics later.
- ✓ An extravagant progressive winter party, graciously hosted by Cameron Binnie and Meg Molloy, who opened their house for appetizers; Hope and Paul Wyss, who toiled heroically and successfully to provide entrees; and Rob Ferguson and Sandy Gillespie, who provided after dinner delights and a place for kids to eat pizza and hang out. Again attendance was excellent and hopefully we'll have enough volunteers to put together a similar event this coming winter.
- ✓ A successful workday, which saw the beginning of a volleyball court and horseshoe pit. In addition, we removed at least one dangerous tree and many limbs felled by ice storms. The playground was maintained and the sand containment structure completed. A second workday was cancelled due to weather.
- ✓ The Board compiled and distributed a Neighborhood Directory, which will be updated on an annual basis. The directory also provides the Board with a means to keep the membership aware of Board activities and to solicit member input.
- ✓ The Board finalized the delivery of a \$1000 one-time contribution to a group of Carrboro neighbors opposing the Pacifica development. Our contribution was meant to signal the Carrboro Aldermen that our concerns for safety, environmental preservation, and density had not been addressed. Pacifica could be a critical link in the future preservation of the Adams Tract (still not resolved), the protection of Bolin Creek, the widening of Estes Drive to accommodate Carolina North traffic, and potentially, the widening of Bolin Creek Drive and turning it into a collector road. Although the latter could be many years away, the impact on our neighborhood would be profound, and it is in our collective best interest to participate in whatever mitigating actions possible. As I write this letter, the judge has ruled against the neighborhood group and they are considering an appeal. We also understand the timbering and grading of Pacifica could begin any day, and the project will undoubtedly be in full stride within several weeks.
- ✓ The Board and several neighbors have made an aggressive effort to require a sidewalk along Bolin Forest Drive, from North Greensboro Street to Stable Drive. The Aldermen have accepted

our design recommendations and asked us to work with Town Staff to complete the final design by the end May.

- ✓ We have written a letter to DOT to study the feasibility of putting some traffic-calming device near Bolin Forest Drive on North Greensboro Street. As you probably know, Louise Camp was seriously injured in a collision with a speeding Carrboro Police car not long ago. DOT has promised to look into our request.
- ✓ We have continued to oversee the maintenance of our common areas including monthly mowing during the growing season and meetings with Town and OWASA staff about downed trees in Bolin Creek.

As we look forward, we hope to continue with projects already underway and a few new initiatives:

- ✓ We have tentatively scheduled a workday for Saturday, May 15 (Please Mark Your Calendars).
- ✓ We hope to bring everyone together for two social gatherings and an annual meeting.
- ✓ Viki Shields has promised to collect and collate noise reduction recommendations for our consideration.
- ✓ We continue to struggle with long-term, on street parking, which is specifically prohibited by our covenants.
- ✓ We will also reexamine how all of our covenants can be enforced and updated
- ✓ We will look again into creatively addressing speeding cars on our streets (parents can help by talking to their kids and setting examples).
- ✓ We will be developing public notification (read plaques) that inform visitors of our common and private areas and remind them of Town leash laws.
- ✓ We will also be looking at our financial position, expected outlays, and if current dues are adequate. (John Rintoul for example, is writing to ask Town staff to lobby for State assistance in the removal of one tree that has fallen across Bolin Creek. Estimates for removal have come in between \$3 and \$5K.)
- ✓ And last, but perhaps most important, we want to try to increase participation in neighborhood activities. We hope to have a website developed in the near future to make all of the Board's actions and neighborhood activities more accessible. The Board will be looking to all of you for your help and suggestions. Don't hesitate to call on any of your Board members with ideas. We can all help to make our neighborhood safer, more desirable, and more fun.

Sincerely,

Cliff Haac
President, BF PII

PS. Please take a look at the attached Treasurer's Report and HOA dues notice, and please consider paying your 2004 dues as early as possible. Checks for \$120 payable to Bolin Forest Phase II Homeowners Association can be dropped off or sent to Bob Ross at 702 Bolin Creek Drive.

BOLIN FOREST II HOA

2004 Treasurers' Report

March 10, 2004

TREASURER'S REPORT

BF II HOA is entering the year 2004 in good financial shape. Thanks to 26 households for paying HOA 2003 dues in 2003, which greatly facilitates budgeting and accounts payable.

The sole source of revenue for the BF II HOA is through the collection of homeowners' dues/assessments. In 1997, assessments were increased from \$50 to \$120 and have held steady at that rate. \$120 per household x 27 households yields \$3,240 per year. During 2003, expenses were dispersed across the following categories.

Budgeted, recurring items:

. Playground/Common-Area Improvement Projects	9%
. OWASA Easement Mowing	44%
. Fall Social Event	29%
. Winter Social Event	12%
. Insurance	4%
. Recreation Equipment	2%
. Meeting snacks/refreshments	<u>1%</u>
TOTAL	100%

Non-budgeted item:

. Legal contribution to Pacifica hearing (\$1,000)	TOTAL	131%
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For 2003 we broke even for normal, budgeted expenditures. As in year's past, a major recurring expense is our neighborhood obligation to mow the common area along the OWASA easement. The area is mowed once a month, usually beginning in April and ending in November.

In 2003, we had two social events and once again, it proved to be an excellent way to bring neighbors together. Special thanks to all that hosted the progressive dinner. Finally, there were two related improvement projects last year: a refurbishment/clean up of the playground area, and the beginning of work on a volleyball/badminton, horseshoes play area (which will be completed this year).

A non-budgeted item was a \$1,000 legal contribution (\$37 per household) to the law firm of Coleman, Gledhill, Hargrave & Peek, who argued against the Pacifica development (see President's Letter), which required a draw from reserve funds and put us 31% over budget. However, the year closed out with all expenses met and approximately \$2,400 still in reserve.

The boards' policy has been to keep adequate reserves for non-budgeted and contingency expenses, and at the same time, avoid special assessments. For example, several large trees have fallen into Bolin Creek from our side of the property and will necessitate removal. Because of their size, it is beyond the scope of industrious neighbors and it will be quite costly to bring in professionals with heavy equipment. We are presently exploring alternatives to minimize or avoid this expense and will keep you posted.

Bob Ross
Treasurer, BF II HOA

2003 BF II HOA Balance Sheet
(all figures rounded)

Balance brought forward: 12/31/02	3,500
HOA Dues:	
Collected 2003 (\$120 x 26)	<u>3,120</u>
Uncollected (\$120 x 1)	6,620
Expenses: budgeted, recurring items:	
Improvement Projects	(320)
Materials	270
Food/beverage	50
Mowing	1,415
8 x 177	
Fall neighborhood party	(945)
kids entertainment	120
beverages	250
catering	575
Winter neighborhood party	(395)
beverages	145
food	250
Rec equipment	(75)
Board meeting incidentals	<u>(45)</u>
	(3,195)
Expenses: non-budgeted:	
Legal fees re Pacifica hearing	<u>(1,000)</u>
Total exp:	(4,195)
Balance ending: 12/31/03	\$ 2,420