

NEWSLETTER AND INFORMATION

Welcome to the Croatan Crossing Homeowners Association newsletter! You asked and we listened. You wanted to know what's happening in the neighborhood and what the association is actually doing with your annual dues, so here are the down and dirty details! The Association does not have an official social media presence so this newsletter is a great way to utilize our existing website and provide a means of communication for everyone, especially for those who do not have social media to keep up with the neighborhood happenings. Speaking of which, "The Hood at Croatan Crossing" Facebook page is *not an HOA communication platform* and the association does not moderate it or use it as a communications channel. If you have questions or concerns, go to your neighborhood website, croatancrossing.com, and send us an email!

HOA meeting May 25th 7:00PM

UPCOMING MEETINGS

HOA Meeting details

Our HOA meeting is May 25, 2023 at 7:00PM at the Croatan Presbyterian Church at the intersection of Catfish Lake Rd & Hwy 70 (white Church by the railroad tracks). Property owners with a ManageCasa account will receive a notice through the app, everyone without an account will receive a paper notice. The meeting will also stream at:

Google Meet Video call link:

<https://meet.google.com/pwh-opbf-vhf>

WHAT IS HAPPENING

EVENTS GOING ON IN THE HOOD

In future newsletters this can be an event list for yard sales, charity events, community involvement, school events and much more. Please email all considerations to croatancrossinghoaboard@gmail.com

WANT TO CONTRIBUTE?

LET YOUR NEIGHBORS KNOW

Have a great idea or solution to any of our neighborhood issues. Please write in and be featured here for others to see how genius you can be! We are looking for solution based ideas to improve the neighborhood.

Catching up

The last couple of years have been a doozy to say the least. Coming off of COVID, getting our lives back, to getting this new HOA up and running. Please keep in mind that this is brand new to everyone who has volunteered their time to serve this neighborhood. Remember that time when the big bad property management company was in control? Your volunteers spent countless hours (unpaid!) and took care of them and they are out of here! Now people who actually live in the neighborhood and care, are in charge of what happens here.

That is great news! These are your neighbors, your kids play together, you have BBQ's and we celebrate holiday's together. Remember we want this to work out just as much as everyone else. We understand there has been such a long delay in meetings and communication. We are getting all of the time consuming details worked out for your benefit (there are a LOT of details believe

it or not!). We are also hoping communication like this newsletter will help alleviate any questions or concerns you have. The plan is to send this newsletter out at least quarterly so you can know what is happening throughout the year instead of just the yearly meeting.

Violations

We want you to know that we do not want to be the neighborhood police. We all live in this neighborhood and want what is best for everyone. With that said, safety for our neighbors and children are the top priority over all others. We've recently adopted rules for how we plan to consistently apply enforcement measures to address these issues and you will see more movement on safety violations.

It is also not our goal to police people's yards and driveways but it's expected that every resident will take pride in their property and maintain it. We have a mandate to protect property values for all owners and we have to do that through enforcement of the rules. If you find yourself in a tough spot and cannot maintain your yard please reach out to the HOA and we can gather the good neighbors to help you; that's what we are here for. However, if your property routinely needs attention we will have to issue violation notices.

Money Talks

The time has come and we want to share all of the wonderful things that are happening and need to happen, with all of your hard earned money you contribute yearly! This is why it is so important to pay your association dues every year. *(If you want to vote on anything you and maintain your ability to use the neighborhood common areas, you will need to be paid up for it to count! Article VII section B of the by-laws)*

So where does all of your dues money go anyway? Has anyone seen an HOA board member with a new ride lately...wait, that would be illegal! Your HOA board is made up of hardworking, honest property owners like yourself. We live in this neighborhood and want to see it grow in value and relationships. We want you to know that every penny is being tracked and allotted to ONLY neighborhood business.

SHOW ME THE MONEY!!!!!!

These are rounded numbers from actual figures and estimates based on projected costs and actual costs of years past. Exact financial statements can be obtained by request.

Pond cleaning and Maintenance (\$2600)

Future pond repairs (estimated at \$20K)

Bank Fees (\$50)

Landscaping (\$5400)

Management fees for software (\$2200)

Advertising/mailling announcements and communications (\$600)

Total amount of UNPAID dues (\$14,000) about 50 properties

Have questions relating to the HOA?

So do we..

If you have questions regarding violations, dues or anything concerning the HOA or your neighborhood You can visit our website first at croatancrossing.com. If you do not find the answers you're looking for please email the following address and allow for 24-48 hours for a response. croatancrossinghoaboard@gmail.com

Link to important HOA documents: <https://croatancrossing.com/documents.html>

Pro tip- to avoid a transaction fee you can mail a check for your dues to Croatan Crossing Home Owners Association P.O. Box 3763 New Bern, NC 28564

Remember to love your neighbor as yourself