

THE BECKETT'S RIDGE *buzz*

Volume 5 Issue 1

www.beckettsridge.com

April 2005

Beckett's Ridge Homeowners Association

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Neighborhood Yard Sale

Do you need a reason to clean your closets and clear out the garage? Participate in the Beckett's Ridge neighborhood yard sale on Saturday, May 14th from 8:00 a.m. – 12 noon. The sale will be advertised in the News of Orange and Chapel Hill Herald. Call or email Amy Newton if you have any questions. (amy@paulnewton.com or 245-3623) The rain date is May 21st.

New HOA Board Members

Bill Cloud, his wife, Margaret, and their two cats have lived at 2105 Baycourt Trail since September of 2001. Bill is an associate professor in the School of Journalism and Mass Communication at UNC, where he has taught since 1982. He has a grown daughter, Amy, who is teaching in Guatemala, and a grown son, Daniel, who works at UNC. Margaret works in the UNC Medical School as a gardener and is the green thumb that keeps their yard in bloom. Bill is a native Missourian who lived on Long Island for nine years where he worked for Newsday.



Amy Newton is a North Carolina native and a graduate of UNC-Greensboro with a dual degree in Applied Mathematics and Middle Grades Education. She was a middle school teacher in Wake County for 4 years and currently works at home doing commercial insurance rating and surveys for ISO (Insurance Services Office). She and her husband Paul have lived in Beckett's Ridge since 2000. They have 2 cocker spaniels, Mattie & Daisy, and 1 tabby cat, Roman.

A Very Special Thank You

The Beckett's Ridge HOA board extends a heartfelt thanks to resident Paul Newton for his service as the Beckett's Ridge HOA president for three years. Paul fulfilled his final elected term in January and is pursuing other personal interests. We are truly thankful for all of the time, energy and talents Paul committed to the HOA board as a tireless volunteer. Paul deserves a big round of applause for his outstanding leadership. Thank you!



Homeowner Announcements



- **“Hey Neighbor!”** Send information about your home-based service or organization to brbuzznewsletter@yahoo.com and we'll print it in the next newsletter.

HOA Board Notes



- Calling all social butterflies who are interested in being on the Beckett's Ridge **social committee**. The committee plans all-neighborhood events such as the yard sale, fall festival and an egg hunt for kids. Call or email Amy Newton if you'd like to help. (amy@paulnewton.com or 245-3623)
- The board is working with the Assistant Town Manager and Woodbury and Beckett's Ridge residents on the possibility of installing **speed humps** to manage speeding along these streets. Residents along affected stretches of these streets should have recently received a survey.
- At the board's request, the Town completed a **light survey** at front entrance, Beckett's Ridge Drive and Highway 86. We are awaiting feedback from the Town about possibility of a stop light.
- The board is working with a landscape architect, Charles Burger, on landscape issues and erosion control for three of the neighborhood's **storm water/retention basins**. Board members recently completed a walk thru of these areas.

Neighborly Reminders

- **Spring Cleaning!** In anticipation of heavy spring rains, don't forget to clear leaves, rocks and debris from the drainage pipes that run under your driveway. This will help promote good drainage throughout the neighborhood and it will keep clumps of debris from washing out into your yard. Also, it may be time to clean out pine needles & leaves from the gutters and pressure wash mold & mildew off siding.



- **Architectural Guidelines:** Architectural guidelines contribute to the preservation and enhancement of the architectural integrity and appearance of the Beckett's Ridge community. Review the Guidelines to Architectural Change documentation for details and submit an architectural request for approval before work begins (form available online). If you have any questions about the guidelines at any point in the process, contact Sarah Thompson. Don't rely on your contractor to know the details of the guidelines.

Parents and Children—Safety First!

It has come to the board's attention that children have been playing in some of the most dangerous areas in the neighborhood – in open water drains and storm water/retention basins. Parents, please caution your children that these places and the surrounding environments are inappropriate play areas and that they can be downright dangerous. Snakes and other small creatures might lurk undetected in these areas. Also, uneven ground and loose rocks could lead to unexpected falls.



Welcome to New Beckett's Ridge Homeowners! The Beckett's Ridge HOA board welcomes new homeowners! You should have received the Beckett's Ridge covenants and architectural guidelines at your closing. Please take time to become familiar with these documents (see <http://www.beckettsridge.com>) If you did not receive a copy or if you have questions, contact Laura Erskine at Charleston Management. We hope that your neighbors have introduced themselves and that you are getting to know your way around Hillsborough. Baycourt Trail: Christopher & Jennifer Moore Oakhurst Trail: Laura Coffee & Kit Manone Woodbury Drive: Bradley & Heather Bower, Shane Koonts

Property Management

Contact Laura Erskine of Charleston Management Corporation if you have any questions or concerns about the neighborhood, HOA covenants and by-laws, or architectural guidelines. She can be reached at lkerskine@charlestonmanagment.com or 919-847-3003. She or a Charleston Management staff member will respond to you as soon as possible.

Newsletter Publication and Submissions


This is a quarterly publication. HOA members may submit announcements and articles by March, June, September and December 10th. Content and free business card size ads from HOA members will be included as space allows. Send inquiries to brbuzznewsletter@yahoo.com or contact Charleston Management. Publishing and distribution of the newsletter by The Monthly Metropolitan are paid for by HOA dues and advertisement revenue.



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Members of the Association:

I am pleased to report that the Beckett's Ridge Homeowners Association has survived its third year after transitioning to a homeowner run Board of Directors. The past year represents our very first year of operating at complete build-out. This fact has brought about new challenges and this year's Board of Directors has been diligent in meeting all of those challenges and resolving many of them. I would personally like to thank each Board Member for selflessly volunteering their time and energy.

While this past year was relatively quiet when compared to previous years, we were still very busy. Here are some of our more noteworthy accomplishments since our last annual meeting:

- Obtained outside assistance to re-format our newsletter and re-vamped our advertising policy.
- Organized and established a Neighborhood Watch Program with the Town of Hillsborough Police Department
- Had an additional street light installed at the rear entrance of our neighborhood near the intersection of Beckett's Ridge Drive, Woodbury Drive, and Baycourt Trail.
- Have had the fences repaired at both Tot-Lots on more than one occasion.
- Moved forward with having Speed Bumps installed on Woodbury Drive by encouraging the Town of Hillsborough to adopt a Traffic Calming policy.
- Hired a landscape architect to design plans for landscaping around three of our four storm water retention ponds.
- Discovered a serious structural flaw that has led to severe erosion at the Oakhurst / Baycourt storm water retention pond and have made plans to remedy the situation.
- Members of the HOA Board met with Town of Hillsborough officials to address noise and lighting issues generated from the Hampton Pointe Shopping Center.
- Met with the Hillsborough Chief of Police to address issues pertaining to vandalism, traffic, and noise.
- Our social committee hosted two successful events this year: an Easter Egg Hunt and a Community Yard Sale.
- Have asked NCDOT to investigate the possibility of installing a traffic signal at the front entrance of our neighborhood at the intersection of Beckett's Ridge Drive and NC-86.
- Reviewed over thirty requests for Architectural Improvements by homeowners.
- Are please to announce that HOA member and web developer Dan Barker will be assuming the role of webmaster for BeckettsRidge.com
- Successfully lobbied the Town of Hillsborough to install street lights along Beckett's Ridge Drive in between Beckett's Ridge and Old Mill Business Park. The street lights should be installed within the next six to eight week.

First and foremost, the Beckett's Ridge Homeowners Association is about protecting our investment in our homes and our community. On behalf of me and the Board of Directors, we have enjoyed working with all of you over the past year and look forward to continuing our work with you in the upcoming years.

Thank you,

Paul D. Newton, President

Beckett's Ridge Homeowners Association