
THE BECKETT'S RIDGE buzz



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www.beckettsridge.com

DECEMBER 2002



Beckett's Ridge HOA 2003 Budget

The Beckett's Ridge HOA Board of Directors is pleased to announce that they have adopted a budget for 2003. The new budget for 2003 contains some very important information and items, but what most members should be pleased with is the fact that there will be NO dues increase for 2003.

The Beckett's Ridge Declaration of Covenants allows the HOA Board of Directors to raise home owners' dues as much as 10% per year without a vote from the entire community. It was the unanimous consensus of the HOA Board of Directors that before dues can be increased in our community, we must first have a Reserve Fund Study completed by an outside firm.

A Reserve Fund Study can be an invaluable asset and tool to a community such as ours because it effectively "road maps" the association's assets

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HOA BOARD NOTES

Street Lights

Has anyone noticed how Beckett's Ridge has nicer street lights than other communities? We do. Beckett's Ridge has exactly 77 of the nicer "Colonial Style" street lights all throughout the neighborhood. These lights come at a cost however. Because the street lights are "above average fair" for Hillsborough, the association actually has to assist the Town of Hillsborough in paying for them each month. If you should notice anything wrong with a street light (it's burnt out, knocked down, tilted, leaning, etc.), please record the number off of the pole and contact Gayle Hoover with Charleston Management at (919) 847-3003.

Street Signs

As most of us already know, Beckett's Ridge is a special place to live. We moved here right? Once of the things that makes Beckett's Ridge a nicer place to live than other Hillsborough neighborhoods are out "upgraded" street signs. When Beckett's Ridge was developed by Centex Homes, they chose to go with the nicer looking non-standard black street signs.

Because of this fact, if any of the signs has to be replaced or repaired, the Town of Hillsborough would be unable and unwilling to do so. That is, unless we were willing to replace a damaged sign with a galvanized steel metal pole (like everywhere else in Town). That effectively places the burden of street sign repair and maintenance onto the backs' of all of us (as HOA members). Should a street sign need to be repaired or replaced, we will have to pay for it through our HOA.

Happy New Year!

Paul Newton
President

Pamela Barkett
*Vice President &
Communications
Committee*

Brad Williams
*Secretary &
Architectural Review
Committee*

Ira Simon
Treasurer

Dana Risely
*Architectural Review
Committee*

Sergio Rabinovich
*Architectural Review
Committee Chair*

Terri Bescher
Social Committee



About Charleston Management

Do you know who to contact when there is a problem? Do you have a question regarding the neighborhood and you are not sure who to ask? Charleston Management is our property management company and can answer all of your questions. If they don't know, they will find out and call you back! Charleston Management's number is (919) 847-3003.

If you ever need to bring something to the attention of the Beckett's Ridge HOA, please call our management company, Charleston Management. Charleston Management works for the HOA and coordinates all communication between the members and the Board of Directors. In addition to that, Charleston also takes care of collecting our dues and paying our bills. Gayle Hoover is our newly assigned Property Manager. Her phone number is (919) 847-300 and her e-mail address is ghoover@charlestonmanagement.com. Please contact Gayle with any questions or concerns regarding the Beckett's Ridge HOA.

Proposed T-Shirt Design

BECKETT'S RIDGE
ESTABLISHED 1999

HILLSBOROUGH, NORTH CAROLINA

T-Shirt Back



T-Shirt Front (pocket logo)

Construction Wrap-Up

At the time of this writing, Centex has no homes left to sell in Beckett's Ridge. As a courtesy to the HOA, Centex Homes asked us to provide them with a "Punch List" of items to fix. In October, the HOA Board of Directors provided Centex Homes with that list. We asked Centex to re-sod all intersections, complete the sidewalk on Beckett's Ridge Drive, replace or straighten out all street signs and light poles, and to resurface Beckett's Ridge Drive within the Phase 2 portion of the neighborhood. We are not sure if Centex Homes will take care of everything we have requested. However, everyone should please be assured that we have asked.

Resident Directory

The Social Committee has taken the task of collecting data for the neighborhood directory. Since the neighborhood is almost built out, we now have forms for each resident to complete, if desired. All information is not required, but requested. Once again, we have gathered information at this year's FallFest to minimize door to door activity. After we reconcile our lists, one or two members of the committee may be coming to your door to ask your participation and gather data for the directory, if not yet in our files. The final product will be in electronic and hard-copy form. We encourage distribution in electronic format to save printing costs.

Social Committee Report

The BR Social Committee is dedicated to planning neighborhood events to make our neighborhood more cohesive. The Committee has already sponsored three FallFests, a community yard sale, Last Friday's, a micro-brew tasting party, cookie swap and our first big summer event called Summer Social.

Our big fall event, FallFest 2002, was a huge success! 80+ people attended on October 19th to enjoy food, fun and the company of one another. The kids dressed up in Halloween costumes, participated in crafts, a costume contest, had their pictures taken and received goody bags and balloons. Several adults and children participated in the pumpkin carving contest. This year the social committee purchased door prizes for the winners of the dessert contest, pumpkin carving, trivia game and best costume contest. Winners of the trivia game contest will receive a Beckett's Ridge T-shirt.

The pet costume parade got off to a slow start as there were few participants. Actually, there was no parade - but, we managed to catch a few dressed up pets to get their picture. Pictures were displayed at the party and the winner received a pet goodie basket.

T-shirts! The Social Committee solicited input for T-shirt ideas at this year's FallFest. The consensus is the design shown below on a creme colored T-shirt. The writing on the back is an olive color with a black line and the town in black. On the pocket logo, the leaf is olive and the writing in black, although, it could be reversed to match the back. T-shirts will be ordered at the beginning of the year for the trivia contest winners, plus a few extra. Please contact bruzz@nc.rr.com for further information about ordering T-shirts. Kid sizes are also available!

Check our online forums for upcoming social committee events. We are planning more frequent events for 2003!

(Budget - continued from page 1)

and the costs association with the maintenance of those assets. Based on the input from the HOA Board of Directors, the Reserve Fund Study will look at items such as the maintenance of our storm water retention ponds, the up-keep of our playground equipment, and long range landscaping plans. The end result will be that when the association does have to raise dues, all homeowners can feel confident that their money is being well spent and that the increases are well justified.

A copy of the Beckett's Ridge HOA 2003 Budget is available online at <http://www.beckettsridge.com/>.

Requests for Architectural Approval

When we all moved into Beckett's Ridge, we all agreed to abide by the Declaration of Covenants and Community Guidelines of Beckett's Ridge. In our covenants, it states that before anyone can build anything on the outside a home in Beckett's Ridge, they must first receive Architectural Approval from the Homeowners Association. The complete Community Guidelines and Request for Architectural Approval Form are posted on the Beckett's Ridge web site at <http://www.beckettsridge.com/> along with instructions.

Upon completion of a Request for Architectural Approval form, the Association is obligated to give the applicant an answer within 30 days. If the Board fails to do so, then the request is automatically approved. The Beckett's Ridge HOA Board of Directors is comprised of non-paid, volunteers from the community who get together once a month to review all requests. Sometimes requests can be acted on in just a few days, but sometimes it may take longer. It is in the interest of all home owners to please allow the HOA the time necessary to review and approve Requests for Architectural Approval PRIOR to beginning any construction on the outside of their home. Some common examples of

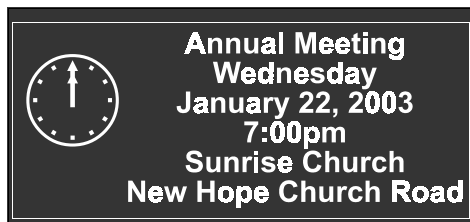
items requiring approval are fences, playground equipment, cutting down trees, and storm doors. For complete details, please reference the Community Guidelines.

What About Hampton Pointe?

According to the developer, the Hampton Pointe Shopping Center may be breaking ground as soon as December of this year. Matter of fact, there has been recent activity on the site in preparation for construction. Hampton Pointe is a shopping center that was approved by the Hillsborough Town Board in 2001 that will have a Super Wal-Mart as its primary anchor store. It will be constructed on Highway 86 across from the Express America Truck Stop. The arrival of Hampton Pointe will herald much needed shopping options for the Hillsborough area and will generate a significant amount of revenue for the Town of Hillsborough. It is also expected that a home improvement store of some type will also locate in Hampton Pointe as well.

What About Waterstone?

Waterstone is a 300+ acre master use plan for the land that abuts Beckett's Ridge on it's East side. If approved, Waterstone will contain pods of mixed-use, residential, commercial, retail, recreation and community college development. At this writing, the Hillsborough Town Board have asked the Waterstone developers to please revise their plans to include less residential.



Water Restrictions

As most of us are aware by now, all water restrictions placed on Hillsborough area water users were lifted in October. All Beckett's Ridge residents should feel free to use as much water as they desire whenever they desire. In addition, Hillsborough's new water reservoir has not only reached its capacity for the first time in Town History, it has exceeded its capacity. The ending result is that the possibility of having to go on water restrictions next year has been severely diminished if not eliminated.

Furthermore, the Town of Hillsborough will be reviewing its water restriction policies to make them more accurate. Things that were mandatory in areas of Orange County were not mandatory for Hillsborough customers. So there was a lot of misinformation and confusion among Town of Hillsborough and Beckett's Ridge residents as a result of Orange County's current water restriction policies. If we ever have to go on restricted water usage again, Hillsborough will more than likely have a different, and more reasonable, set of rules than that of Orange County.

For now, there is plenty of water for everyone ... so drink up!

Who is Speeding in Beckett's Ridge?

According the Hillsborough Police Department, you are. That's right, the majority of speeding tickets and warnings that are issued to traffic violators in Beckett's Ridge are going to the folks who live here. Please be reminded that the neighborhood wide speed limit is 25 miles per hour. Also, please be aware the Hillsborough Police Department will be occasionally monitoring all four way stops for those who simply "roll" or "run" through the stops. Lets not wait for something tragic to happen to check our driving habits.

**CHOOSE AN ATTORNEY WHO IS A
NEIGHBOR TO BECKETT'S RIDGE**

STEFFAN & ASSOCIATES, P.C.

**LOCATED IN
OLD MILL BUSINESS PARK**

WILLS & ESTATES	REAL ESTATE
FAMILY LAW	BUSINESS LAW
WORKERS' COMP	DISABILITY
CIVIL TRIALS	CONTRACTS

**KIM K. STEFFAN
PAUL J. DELAMAR
REBECCA K. WATTS**

**400 MILLSTONE DRIVE
SUITE 200
732-7300**

This is a quarterly publication produced by Beckett's Ridge volunteers. Costs for production and duplication of the newsletter are funded by HOA dues. Submittals for the newsletter should be received by the second week of the month of the last quarter. Provide contact information for proofing and questions. As more information is submitted for publication, the newsletter will evolve in appearance and size. Comments and/or submittals can be sent to brbuzz@nc.rr.com or to Beckett's Ridge Buzz, 902 Kennesaw Court, Hillsborough, NC 27278.

**Scrapbooking
Club**

If anyone is interested in a neighborhood scrapbooking club, please E-mail Dina at dina64@aol.com.

*Southern Living
at Home*

Now you can bring the pages of Southern Living to life in a relaxed, fun filled environment you'll love. The merchandise you'll find in the catalog mirrors the look of the Southern Living magazine-those special touches that make a house a home. Great benefits for hosting a party and for customers as well. Call Wendy Burns at 644-0780 or E-mail at burnsfam@mindspring.com to learn more about hosting a party and to obtain a catalog.

**New Newsletter
Person Needed**

After two + years and several issues of the BR Buzz, it is time to request a creative and motivated person (or persons) to take over the quarterly publications of our newsletter. The position is purely on a volunteer basis. As coordinator of the BR Buzz, you would be responsible for collecting information for the newsletter (although the Board provides much of the information), laying out the design, printing, copying and distribution. Recently, the newsletter has been mailed (as opposed to hand delivered) and this is coordinated through Charleston Management. Out of pocket expenses are reimbursed upon submittal of receipts to Charleston Management. The 2003 budget for the BR Buzz comes from the printing and postage line items. Early in the upcoming year, an effort needs to be made to solicit local outside advertisers as the Board has created an outside advertising policy to help offset costs. Issues of each BR Buzz are sent to our webmaster (Paul Newton) for posting to our website. For further information, E-mail brbuzz@nc.rr.com or call Marie Doklovic at 245-3176.