

# THE BECKETT'S RIDGE *buzz*



Volume 3, Issue 4

January 2004

## Beckett's Ridge Homeowners Association

### BOARD OF DIRECTORS

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Sarah Thompson  
Property Manager  
Charleston Management Corp.

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## 2004 Dues Increase

According to the duties and responsibilities granted to the HOA Board of Directors by the Declaration of Covenants of Beckett's Ridge, the Board can increase HOA dues by as much as 10% each year. This year, due to the costs and demands of Beckett's Ridge being fully complete and built out, the HOA Board of Directors raised the dues from \$168 per year to \$178 per year. This rate increase represents the very first increase our association has experienced since coming into existence in 1999. The increase mainly represents the costs and demands being placed on the HOA as a result of Beckett's Ridge completion. The HOA now main-

tains four storm water retention ponds, more common area, and more wear and tear on common improvements such as playground equipment and street signs. In addition, the increase also represents the cost of the HOA to do business. While our dues have not increased since 1999, our expenses have. Increased expenses include costs related to water for our irrigation system, electricity for our street lights and signage, and landscaping in common areas (just to name a few). The Beckett's Ridge HOA budget is available to all HOA members. A copy is on the HOA website at <http://www.beckettsridge.com> and questions can be di-

rected to Sarah Thompson.



Winter is Upon Us

### Architectural Approvals

When planning home and yard improvements, don't forget to submit a Request for Architectural Approval for Category 2: Common Improvements and Category 3: Special Improvements. Contact Charleston Management Corporation (919-847-3003) for request forms or visit <http://www.beckettsridge.com>

## Waterstone Schedule Determined

Waterstone is a 300+ acre proposed master plan for the land that is immediately next to Beckett's Ridge to the west. The Town of Hillsborough has been deliberating various renditions of the master plan for

almost five years. It would seem the end is in sight as the Hillsborough Town Board has agreed upon a schedule where they could possibly vote to approve or deny the application on March 8, 2004. For more informa-

tion on Waterstone, all residents are encouraged to visit the town's website at <http://www.ci.hillsborough.nc.us/>

## Reserve Fund Study Complete

In 2003, the HOA Board of Directors commissioned a Reserve Fund Study from a private engineering firm. When a Reserve Fund Study is conducted, all of the HOA's assets and liabilities are documented and evaluated. This information was compiled into two reports: a Physical Condition Survey and a Cash Reserve Study. Essentially, a reserve Fund Study allows the Board of



Spending Dues Wisely

Directors the ability to forecast the HOA's financial future with respect to all of its assets. The benefit of such a study is to ensure all homeowners that HOA dues are being spent where they need to be, that the Board of Directors is not arbitrarily raising or lowering dues, and that the Board of Directors is doing everything reasonable to avoid the need for any spe-

cial assessments. A copy of the recently completed Reserve Fund Study is available for all HOA members to view. Please contact Sarah Thompson for more information.

## Newsletter Publication and Submissions

We welcome your input! This is a quarterly publication authored by Beckett's Ridge volunteers. Costs for the publishing and duplication of the BR Buzz newsletter are funded by HOA dues and advertisement revenue. Please submit information and articles for the newsletter by the 1st of each publishing month (March, June, September and December) unless otherwise

announced in the previous quarterly newsletter. Provide contact information for proofing and questions.

Send information and comments to <brbuzznewsletter@yahoo.com> or the Beckett's Ridge Buzz Communications Cmte., 2202 Oakhurst Trail, Hillsborough, NC 27278.

**NEW ADDRESS!**

**[brbuzznewsletter@yahoo.com](mailto:brbuzznewsletter@yahoo.com)**

## A Very Special Thank You

The Beckett's Ridge HOA Board of Directors extends a hearty thanks to Beckett's Ridge resident Marie Doklovic who has served as the BR Buzz Newsletter editor and publisher since March 2001. Marie has been an exceptional volunteer and we are thankful for her



Thanks to Marie Doklovic for the BR Buzz News!

time and talent she committed to making the BR Buzz a success.

Thank You! Marie is moving onto new interests and the newsletter will be published by The Monthly Metropolitan beginning in 2004.

### WOODBURY DRIVE SURVEY

**We need to know your opinion!**  
Woodbury Drive homeowners, please respond to the speed bump survey by  
**January 31, 2004**

*JANUARY 2004 NEWSLETTER CONTRIBUTORS: Marie Doklovic, Paul Newton and Angela Nolan*

# Social Committee Events

A Beckett's Ridge Halloween event took place November 1, 2003 at the Woodbury Tot Lot. Everyone was invited to come in costume to enjoy cider and doughnuts and participate in a costume contest. The lot was filled with lots of dinosaurs, furry animals, princesses, skeletons, pumpkins, superheroes and future age beings to name a few! Awards were given to four kids for most original costume. Two older kids each received a \$15 F.Y.E. gift card while two little ones each received a Beckett's Ridge T-Shirt. All children attending received a special Halloween treat bag. One adult received a Beckett's Ridge T-Shirt for her costume although many did

not dress up (tsk tsk!). The social committee also set up a Halloween backdrop and took Polaroid pictures of the kids as keepsakes. Overall, it was a beautiful morning and there was a great turnout! The social committee wishes to thank all that attended.

Currently the social committee has not yet planned any 2004 events. Events will be announced through the website forums and through flyers and signs as details are determined.



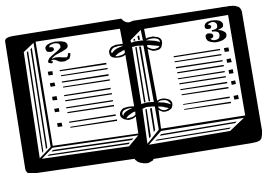
# Property Management

Sarah Thompson of Charleston Management Corporation is the Beckett's Ridge property manager. She can be reached at <sthompson@charlestonmanagement.com> or 919-847-3003. Contact Sarah if you have any questions or concerns about the neighborhood, HOA covenants & by-laws, or architectural guidelines. She or a Charleston Management staff member will respond to you as soon as

possible.

**BECKETT'S RIDGE WEBSITE**  
 Check out  
[www.beckettsridge.com](http://www.beckettsridge.com)  
 For resident forums and HOA documents

# Beckett's Ridge HOA Board of Directors 2004 Meeting Schedule



HOA meetings will be held on the third Wednesday of every month at 7:00 p.m. in the Eno Insurance conference room (corner of Millstone and Old 86) unless otherwise noted. Meetings are open to Beckett's Ridge homeowners.

## BOARD OF DIRECTORS MEETING SCHEDULE

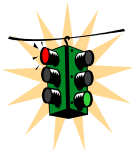
February 18	March 17	April 21*	May 19	June 16	July 21*	August 18
September 15	October 20*	November 17	December 15			

\*Management to Attend

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## Traffic and Speeding in Beckett's Ridge

The thru traffic in Beckett's Ridge is greater than ever. To avoid the newly installed stop signs, some drivers are now using Woodbury Drive. After a complaint was lodged with the Board by a homeowner, the HOA Board has decided to poll the residents of Woodbury Drive for their opinion.



Specifically, the homeowner and others requested that the HOA install speed bumps on Woodbury Drive to slow down traffic. It is not within the Beckett's Ridge HOA's purview to make a decision regarding speed bumps on a Town street, but the HOA Board is willing to champion the request to the Hillsborough Town

Board if there is enough interest. Surveys have been mailed to all residents along Woodbury Drive (due Jan. 31st). Based on the majority opinion, the Board will either proceed or not proceed with lobbying the Town of Hillsborough to install speed bumps. Any questions about this can be directed to Sarah Thompson.

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## Neighborly Reminders

- Holiday and seasonal decorations may be displayed up to three weeks before or after the holiday season.
- Do not habitually park your vehicle in the street if there is room in your driveway. This create safety hazards on our narrow streets and is aesthetically unappealing.
- Report burned-out street lights to Sarah Thompson and Charleston Management. The light number is on the post.





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