

THE BECKETT'S RIDGE *buzz*



Volume 4 Issue 2

July 2004

Beckett's Ridge Homeowners Association

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Community Watch- Fall Plans and National Night Out



You may have noticed the recently posted Community Watch signs at the three entrances to Beckett's Ridge. Contact Sergio Rabinovich for the date and location of the next meeting. Please attend if you would like to represent your block or if you'd like to help in any other way. The group's next big project is to get ready for Halloween 2004. Last year Halloween traffic became congested and a danger to the children (and adult chaperones) out trick or treating in the neighborhood. The Neighborhood Watch members will be looking into a way to calm traffic that evening. For example, Cornwallis Hills makes their streets one way and hires security off duty police on Halloween to help deal with the congestion and the increase in pedestrians in the streets. Suggestions made during the last BR Community Watch brainstorming session include: 1) Hire security for a specified time and date for trick or treaters. 2) Make traffic patterns one way for that 3 or 4 hour period. 3) Ask Granview residents to join in on this effort. 4) Create a traffic pattern map to hand out to visitors.

The contact number for Community Policing Division is 732-2441 Ext. 24. However, if a citizen has a problem of any kind they should call 911. There is also a non-emergency number 732-8161 (they will answer saying 911). Beckett's Ridge Community Watch contacts are:

Chair: Sergio Rabinovich, 901 Kennesaw Court, 245-3248, srabinovich@earthlink.net
work email: srabinov@unch.unc.edu

Brian Helner, 905 Kennesaw Court, bhelner@hotmail.com

Bill and Gerry Homovec, 2411 Beckett's Ridge Dr., 732-5462, BardGHomovec@aol.com

Christian Kanklefritz, 1008 Scotsburg Trail, Kanklefritz3@nc.rr.com

Mike and Shirley Valle, Woodbury Dr., valles@mindspring.com

Paul Newton, 2406 Beckett's Ridge Dr., 338-8142, paul@paulnewton.com

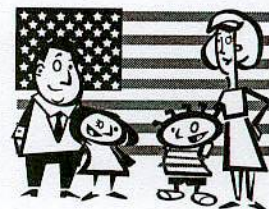
Tony Fernandez, 2603 Beckett's Ridge Dr., TonyFernandez15@aol.com

The BR Community Watch plans to participate in the National Night Out event on Tuesday, August 3rd. This is a national crime and drug prevention effort sponsored by the National Association of Town Watch (NATW). Several communities in the Triangle Area are registered to take part in this police-community partnership.

<http://www.nationaltownwatch.org/nno/> Watch for more information about National Night Out activities.

Hillsborough Police Department
Community Watch Liaisons:

Officer Foushee and Sargent Little



Homeowner Announcements



- **ALPHABET SOUP PARENTS MORNING OUT**, a cooperative morning out program, is now accepting applications for the 2004-2005 school year. We welcome children ages 1-3. Please call Beckett's Ridge resident Kelly Helner at 245-1767 for more information or log on to <http://www.freewebs.com/alphabetsouppmo> for information and a downloadable application.
- **"HEY NEIGHBOR!"** Do you have a baby sitter, pet sitter or yard mower in your household who would like to drum up business in the neighborhood? We'd like to help you get the word out about your home-based service. Send us the information brbuzznewsletter@yahoo.com and we'll print it in the September newsletter. Nothing Beats free advertising to attract new clients!

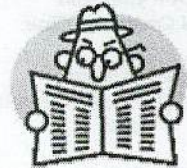
Newsletter Publication and Submissions

This is a quarterly publication authored by Beckett's Ridge volunteers. Volunteers to help with the content are needed.

HOA members may submit announcements and articles for the newsletter by the 10th of each publishing month (March, June, September, December). Provide contact information for the author. Ads for

BR homeowner owned businesses and services will be included as space allows (business card size). Please send inquiries and comments to brbuzznewsletter@yahoo.com or to Beckett's Ridge Buzz Newsletter, 2202 Oakhurst Trail, Hillsborough, NC 27278. The BR Buzz paid advertising policy is available upon request or at [http://www.beckettsridge.com/](http://www.beckettsridge.com/news.html)

[news.html](http://www.beckettsridge.com/news.html). Costs for the publishing and distribution of the BR Buzz newsletter by THE MONTHLY METROPOLITAN are funded by HOA dues and advertisement revenue.



Property Management

Contact Sarah Thompson of Charleston Management Corporation if you have any questions or concerns about the neighborhood, HOA covenants & bylaws, or architectural guidelines.



919.847.3003

She can be reached at sthompson@charlestonmanagement.com or 919-847-3003. She or a Charleston Management staff member will respond to you as soon as possible.

**Check Out the
BR HOA WEBSITE!**

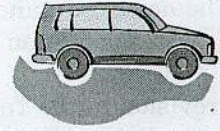
<http://www.beckettsridge.com>

HOA DOCUMENTS
RESIDENT FORUMS

 INTEGRATED MORTGAGE STRATEGIES, LTD. 300 Meadowmont Village Circle Chapel Hill, NC 27517 P: 919-442-4131 F: 919-484-0459 emilech@integratedmortgage.net www.integratedmortgage.net Emilee J. Heinze Mortgage Planner	
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Neighborly Reminders

Overflow Parking- Beckett's Ridge covenants state that vehicle parking is allowed in places that are specifically intended for that purpose. Residents and guests should park in a driveway, in a garage, or on a parking pad. When there isn't enough room in those places for you and your visitors to park, vehicles will need to park along the street. If you find yourself in a temporary overflow parking situation, consider these pointers to make things easier for our residents to navigate our narrow streets:



- Use garage, driveway and parking pads first
- Park completely on the curbside grass so vehicles may travel on the street without having to stop or move to the other side
- Do not park directly across from a driveway unless absolutely necessary.

Street parking is only allowed in overflow situations, and cannot be a constant occurrence. If you have more vehicles than space on a regular basis, you will need to have a parking pad installed to accommodate your vehicles.


Garbage Cans and Recycling Bins-



Beckett's Ridge covenants require that garbage cans and recycling bins need to be stored out of view from the front of each house. An architectural request and approval is required for garbage storage structures to be constructed and placed on the side of a house. <http://www.beckettsridge.com/members/hoadocs.html>

Signage - Thank you for your cooperation in refraining from attaching yard sale signs and other announcements on the neighborhood light posts and stop signs. Posting them on freestanding stakes or wire frames helps keep our community property looking nice. This request reflects a Town of Hillsborough ordinance and keeps HOA maintenance on light and stop sign posts to a minimum.

Remember to replace your home's air filters once a month. Clean filters will increase the efficiency and life of your unit, reduce utility bills, and provide cleaner air.



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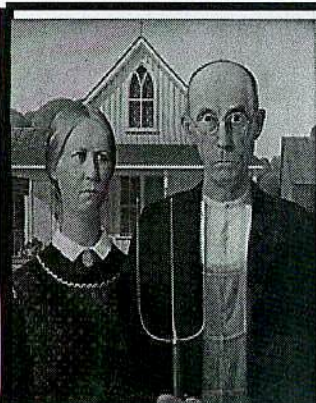
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HOA Board Notes

- **Success in Restricting Town Noise Ordinance:** In February, Beckett's Ridge HOA board member, Jacky Rosati spoke at the Hillsborough Town Board meeting and asked for a revised, more restrictive Town Construction Noise Ordinance. The Town Board voted on this issue at their April 12th meeting. The noise ordinance has been made more restrictive, with construction noise limited to M-F 7 a.m.-8 p.m., Sun 12 p.m.-6 p.m.

This revision in the Town ordinance is particularly important to Beckett's Ridge homeowners who live near Hampton Pointe, Granview or the new Waterstone Development. Violations of this ordinance should be reported to the Town of Hillsborough Police by dialing 911.

- **Progress on Woodbury Speed Bumps:** Last February, in response to numerous complaints about traffic and speeding along Woodbury Drive, the HOA conducted a survey of all residents to determine if they would approve or disapprove of speed bumps being installed. By a margin of three to one, Woodbury residents wanted speed bumps.

When the Beckett's Ridge HOA approached the Town of Hillsborough with a request for speed bumps, they had no policies in place to address traffic calming. Beginning in March, Assistant Town Manager Demetric Potts designed a Town of Hillsborough Traffic Calming Policy. It was ratified by the Town Board of Commissioners earlier in June.

The new Traffic Calming Policy lists over thirty different methods to calm traffic including speed bumps, speed lumps, speed humps, speed tables, and many other devices that many of us have never heard before. In addition, the new Traffic Calming Policy lists the estimated costs associated with each of the traffic calming solutions and provides a petition form for residents to sign to request the installation of a traffic calming device.

Once the HOA Board of Directors determines which traffic calming device will work best for Woodbury Drive, we will contact each homeowner to seek a signature. After enough signatures are gathered, we will (once again) formally present our request to the Town of Hillsborough.

- **Repairs to Tot Lot Fences:** The HOA Board is obtaining quotes to replace the broken gates and fences around the tot lots with sturdier, more durable fences and gates. We are also looking into alternative child-friendly, yet durable, surfacing for the lots and the possibility of installing benches.

HOA Committee Profile — Social Committee

The Beckett's Ridge HOA Social Committee most recently met in May. Anyone interested in volunteering their time as a member of the social committee should contact Dina Charland Dina64@aol.com. Typical events organized by the Social Committee include a Halloween pumpkin carving and costume contest, an Easter egg hunt, and a summertime Durham Bulls outing. Other events may be hosted if there is a strong interest from residents and if there are volunteers to help coordinate events.



Despite the rain, a number of households participated in the Neighborhood Yard Sale on Saturday, June 26th. We hope there will be sunshine the next time so more homeowners will be able to host sales. Thanks to Wendy Burns for coordinating this effort.

The next neighborhood social event is the Fall Fest. The Social Committee is checking into having it at the Piedmont Electric site, just across from the BR main entrance on Hwy 86. This will be a good opportunity to meet residents from all over the neighborhood. Watch for updates about the date and location for this annual gathering.

Around Town



HAMPTON POINTE: Pending an approval of their driveway permit from the Town of Hillsborough, Home Depot will be the home improvement store to go into Hampton Pointe. In order to compete with the Lowe's Home Improvement that is being constructed in Mebane, it is rumored that Home Depot will be constructed and open by December.

Papa John's Pizza will be opening in one of the smaller buildings at Hampton Pointe.

WATERSTONE: The Orange County Commissioners voted to approve the land contract for the new Durham Tech Community College Campus. The 20 acre campus will be constructed in the recently approved Waterstone Master Plan, which borders the West side of Beckett's Ridge.

ELECTION MONTH: July is ELECTION MONTH! Early voting will occur between July 1st and July 17th at the Orange County Board of Elections office on East King Street. Election Day is July 20th. Our voting poll precinct is at Grady Brown Elementary School (right across the street from Cedar Ridge High School). This election will be for primary races. Registered Democrats can vote for County Commissioners and registered Republicans can vote for gubernatorial candidates. Everyone can vote for School Board candidates. Please do not underestimate the power of one vote! Your vote counts and you have all month to do it! So get out and vote!

Welcome to New Beckett's Ridge Residents

The BR HOA Board extends a warm welcome to new residents (since March 2004)! We hope that your neighbors have introduced themselves and that you are getting to know your way around Hillsborough. Contact Sarah Thompson at Charleston Management if you have any questions about the community covenants or architectural guidelines. You should have received these documents at your closing.



Beckett's Ridge Drive: Steve Arrowood (2805), Melvin & Rachel Deaile (2101), Henry & Monica DePietro (2803), Brian Hershberger (2214), Brian & Laura Little (2105), Andrew & Fonda Mahaffey (2807)

Ingram Court: Brantley & Kristen Merrill (903), Paul Reil (900)

Oakhurst Trail: Daniel & Dorriea Murphy (2208)


Savannah Court: Emily Kavari (906)

Scotsburg Trail: William & Kimberly Dulaney (1007)

NEED OFFICE HELP

Our law office needs general office help on an **as-needed basis with flexible hours**. We are located in Old Mill Business Park, adjoining Beckett's Ridge. You would need to know Microsoft Word and internet basics. This is general office work, with no law office experience needed. Ideal for a parent at home with school-age children.

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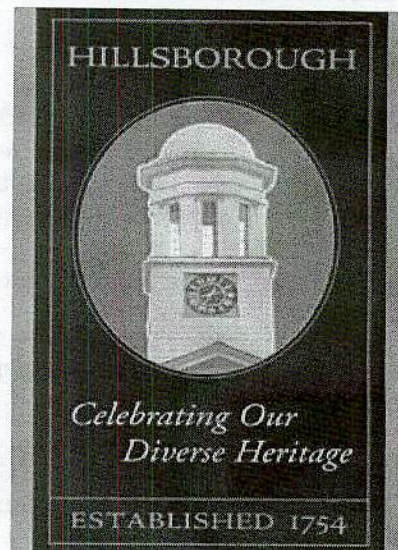
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