

# THE BECKETT'S RIDGE buzz



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www.beckettsridge.com

March 2006

## Join the effort to help guard neighborhood

Beckett's Ridge is a safe neighborhood, but even safe neighborhoods have problems.

About five times in recent years, police have wanted to notify Beckett's Ridge residents about incidents involving public safety. If such an event happens again, the Homeowners Association wants to be able to reach everyone quickly. To do so, we need to strengthen our Community Watch program.

Watch programs encourage citizens to protect themselves and their property by using common sense crime prevention practices.

We need your help!

- We are seeking block captains who can each keep in touch with about 10 neighbors and share information when incidents occur. If you would like to serve in this role, please e-mail us (see below).

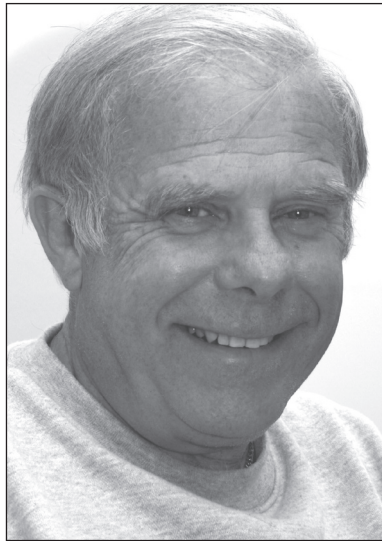
- We'd like to start an e-mail contact list. If you want to be notified when an incident arises, send us your phone number, home address and e-mail address to [brcomwatch@earthlink.net](mailto:brcomwatch@earthlink.net). We won't share your information.

- We also plan to post information about incidents on the Beckett's Ridge web site ([www.beckettsridge.com](http://www.beckettsridge.com)).

To volunteer, ask questions or offer ideas, contact the Community Watch co-chairs.

- Susie Oles, [Susieoles@olesmgmt.com](mailto:Susieoles@olesmgmt.com), 732-5681.

- Angela Nolan, [amongthepines@Yahoo.com](mailto:amongthepines@Yahoo.com), 643-1537 (evenings).



Paul Kimple



Paul Newton

## 2 new members are chosen to fill seats on BR homeowners board

The Beckett's Ridge Homeowners Association has two new board members, chosen at the annual meeting. One of them is a familiar face.

Paul D. Newton of 2406 Beckett's Ridge Drive returns to the board after earlier having served a three-year term. He and his wife, Amy, have lived in the neighborhood since 2000. He works at LabCorp in Burlington. He also is a member of the Town's Planning Board, Board of Adjustment and Strategic Growth Plan Steering Committee. Paul will serve as Homeowners Board president.

Paul Kimple of 2501 Beckett's Ridge Drive

joins the board and will serve as backup secretary. He and his wife, Elaine, moved into the neighborhood in 2004 from Chicago, to be closer to their two sons, who were in medical school at the University of North Carolina at Chapel Hill. Paul works at UNC-Chapel Hill.

Other members of the board are Sergio Rabinovich, vice president, 901 Kennesaw Court; Brad Williams, treasurer, 1000 Scotsburg Trail; Angela Nolan, secretary, 2202 Oakhurst Trail; Bill Cloud, communications chair, 2105 Baycourt Trail; and Jacky Rosati, 2201 Oakhurst Trail.

## Voice your views on proposal for 3-way stop

Residents of the Granview neighborhood (adjacent to Beckett's Ridge) recently approached the Town of Hillsborough about installing a three-way stop at the intersection of Beckett's Ridge Drive and Summit Drive.

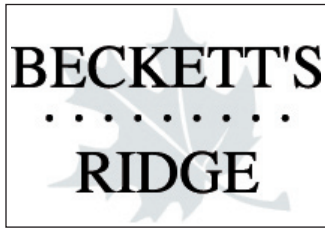
Stop signs would be installed on Beckett's Ridge Drive on each side of Summit Drive, so that drivers entering Beckett's Ridge from NC 86 would come to a stop at the intersection of

Summit Drive, and drivers coming down the hill on Beckett's Ridge Drive would stop, too. There is already a stop sign on Summit Drive where it meets Beckett's Ridge Drive.

Since that intersection is within Beckett's Ridge community, the Beckett's Ridge HOA board asked Hillsborough to delay making a decision on that request. The Beckett's Ridge HOA Board will meet with the Granview

HOA on April 5 to discuss some of the concerns about the proposal.

The Board would be interested in your opinion on installing the stop signs. Please e-mail Laura Erskine, property manager, at [lerskine@charlestonmanagement.com](mailto:lerskine@charlestonmanagement.com). In the subject field of your e-mail, please put BEC - 3-way stop. Please send your comments as soon as possible.



**Homeowners Association  
Board of Directors**

**Paul D. Newton**  
*President*  
2406 Beckett's Ridge Dr.

**Sergio Rabinovich**  
*Vice President*  
901 Kennesaw Court

**Brad Williams**  
*Treasurer*  
1000 Scotsburg Trail

**Angela Nolan**  
*Secretary*  
2202 Oakhurst Trail

**Paul Kimple**  
*Backup Secretary*  
2501 Beckett's Ridge Dr.

**Bill Cloud**  
*Communications Chair*  
2105 Baycourt Trail

**Jacky Rosati** -  
2201 Oakhurst Trail

**Laura Erskine**  
*Account Manager*  
Charleston Management Corp.  
(919) 847-3003

**Margaret Cloud**  
*Newsletter Editor*

**Newsletter Publication  
& Submissions**

HOA members may submit brief announcements and articles for the newsletter by the 15th of each publishing month (March, June, September, December). Ads for BR homeowner-owned businesses and services will be included as space allows (business-card size). They must be in a jpeg or pdf format. Send inquiries to [brbuzznewsletter@yahoo.com](mailto:brbuzznewsletter@yahoo.com) or to Beckett's Ridge Buzz Newsletter c/o Beckett's Ridge HOA, PO Box 97243, Raleigh, NC 27624. The BR Buzz paid advertising policy is available upon request. Costs for the publishing and distribution of the BR Buzz newsletter are funded by HOA dues and advertisement revenue.

# Neighborhood Notes

**Groupies:** Are you interested in participating in a special-interest group in the neighborhood? Elsewhere in the newsletter, we have information about the Community Watch Committee and Garden Committee. Perhaps people in the neighborhood would like to form groups for other interests — some possible groups might be a play group for young children, a babysitting co-op, a book group, cooking group, photography group, golf group or crafts groups. E-mail [brbuzznewsletter@yahoo.com](mailto:brbuzznewsletter@yahoo.com) and we'll put you in touch with anyone else who shares your interest — you can take it from there!

**Resident Forums:** Post your questions, needs, interests, and opinions on the HOA community discussion board at: <http://www.beckettsridge.com/cgi-bin/ikonboard/ikonboard.cgi>

**Garden Committee:** A gardening committee has been formed to advance horticultural knowledge, to manage the plantings (annuals, flowers) at BR entrances, and provide a forum for solving gardening issues. We hope to arrange informational sessions by local nurseries on subjects that interest the group. Please email Sergio Rabinovich at [srabinov@earthlink.net](mailto:srabinov@earthlink.net) and put BR Garden Club in the subject line if you are interested in participating. A meeting is planned for April; date and time to be announced.

**Architectural rules:** 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 Laura Erskine at Charleston Management. Don't rely on your contractor to know the details of the guidelines.

**Street Lights:** Please report any burned-out street lights by location and pole number (marked on front of each pole) directly to Laura Erskine at Charleston Management, (919) 847-3003. She will contact the power company to have new bulbs installed.

**Property Management**

Our account manager at Charleston Management is Laura Erskine. She can be reached at [larskine@charlestonmanagement.com](mailto:larskine@charlestonmanagement.com), phone (919) 847-3003 and fax (919) 848-1548. Contact Charleston Management Corporation if you have any questions or concerns about the neighborhood, HOA covenants & by-laws, or architectural guidelines. Laura or a Charleston Management staff member will respond to you as soon as possible.

**Welcome, new neighbors!**

The following homeowners have joined the neighborhood since August:

- David Blau, 2308 Oakhurst Trail
- Christian I. Cristobal, 2307 Woodbury Drive
- Jagtar & Surjeet Dhesi, 2113 Baycourt Trail
- Douglas & Catherine Frazee, 2209 Baycourt Trail
- Larry & Dell Goff, 2411 Beckett's Ridge Drive
- Carolyn E. Hinton, 2202 Baycourt Trail
- Timothy & Cheryl Hinton, 2703 Beckett's Ridge Drive
- Allison J. McKenney 2210 Woodbury Drive

You should have received the Beckett's Ridge covenants and architectural guidelines at your closing. Please take time to become familiar with these documents. If you did not receive a copy or if you have questions, contact Laura Erskine at Charleston Management.

**Jobs wanted**  
Hardworking, responsible, well-mannered teenage boy available for odd jobs around the house (yard work, etc.) and babysitting (minimum age 5 yrs).  
Boy Scout, age 14, references from Beckett's Ridge resident. Please call Logan at 309-1006 (lives nearby in Orange County).

**Summer Camp**  
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## Work is under way to halt erosion in retention ponds

Last year, a landscape engineer, Greg Tierney, examined erosion problems at the stormwater retention ponds on Baycourt Trail and Oakhurst Trail and gave the board a plan for correcting them. Some work has been done at the Oakhurst pond.

Recently, board member Sergio Rabinovich volunteered to tackle the Baycourt pond. That pond has a steep slope on one side and water runoff on the front edge. The plan calls for planting of low growing juniper or weeping lovegrass on the slope to keep the soil from eroding. It also suggests that the front drainage areas be lined with landscape fabric, with rocks placed on top of the fabric. Also, the entire perimeter of the pond needs to be lined with rock.

A few weeks ago, Sergio and neighbor Brian Helner spread 1 ton of rip rap on landscape fabric. Another truckload of rip rap will be delivered in the next several weeks.

Thanks to Sergio and Brian for donating their time to help out their neighbors. There is a lot more work to be done. Anyone interested in helping out should contact Sergio at [srabinov@earthlink.net](mailto:srabinov@earthlink.net). Signs placed at the entrances and tot lots will announce when volunteers will be working on the ponds.

If you have rocks that you have been gathering and don't need, contact Sergio to arrange getting them to the Baycourt retention area. An area at Baycourt will be designated for the rock. Basketball size rocks are needed; a little smaller is fine.

## More from the Board

**Thanks a lot!** The Beckett's Ridge HOA thanks outgoing board member Amy Newton for her service on the board, and also thanks Sergio Rabinovich for his service as president of the HOA. Sergio remains on the board as vice president.

**Web site:** The Beckett's Ridge HOA Board of Directors has approved changes and improvements to our web site. We will have better software and easier access to HOA resources. Stay tuned. In the meantime, the documents section of our web site has been updated with the latest HOA forms and reports at [www.beckettsridge.com](http://www.beckettsridge.com)

**Violations and penalties:** Because of changes in state law that affect all North Carolina homeowners associations, our Violations Process and Penalties Resolution policy has been modified. The latest version can be found on our web site or obtained from Laura Erskine, our property manager.

**Woodbury Drive tot lot:** We are in the process of obtaining bids to pave the driveway at the Woodbury Drive tot lot and to have bumpers installed to prevent parking on the driveway. The board has received numerous concerns from residents regarding the current driveway, which is made of stones.

### Board meeting schedule

HOA board meetings are held the third Wednesday of every month at 7 p.m. unless otherwise noted. Meetings are open to all members of the HOA. A management representative attends quarterly (noted by \*). Usual location: Colonial Insurance, 103 Millstone Drive (corner of Millstone and Old 86).

Here is a schedule of meetings for the rest of 2006:

April 19*	July 19*	Oct. 18*
May 17	Aug. 16	Nov. 15
June 21	Sept. 20	Dec. 13

## What's happening in Hillsborough and the area

**Hillsborough Civil War Day:** Saturday, April 8. Discover Hillsborough's Civil War heritage in a day of events including a walking tour, a living history event, and a lecture and book signing. More information: 732-7741 or [www.historichillsborough.org](http://www.historichillsborough.org).

**Azalea Sale:** Saturday, April 8. Hillsborough Kiwanis Club. Three locations: SunTrust Parking Lot, 8 a.m.-noon, 261 S. Churton St., across from Larry King Chevrolet; Hillsborough Farmer's Market, 8 a.m. - noon, 128 N. Churton St., beside CCB downtown; Food Lion, Churton Grove Shopping Center, 10 a.m. - 2 p.m., Hwy 70 Bypass. 1-3 plants are \$2.25 each; 4 or more \$2 each; 1 plant free with every 20 plants.

**Easter Egg Hunt:** Historic Burwell School, North Churton Street. Saturday, April 15, at noon. FREE. Celebrate spring with an Easter egg hunt on the lawn of the Burwell School historic site. Geared for children ages 4-10. Hunt for plastic eggs filled with prizes. Bring your own baskets. Light refreshments will be served. Sponsored by the Alliance for Historic Hillsborough. More information: 732-7741.

**Piedmont Farm Tour:** Saturday and Sunday, April 22 and 23, 1-5 p.m. Visit local growers and producers of fruits, veggies, meat, dairy products and more! Driving tour, \$30 a car (\$25 in advance). Detailed maps and descriptions of all 31 farms will be

## Town news

**Huddle House:** The Hillsborough Town Board unanimously approved a development application for a combination 24-hour Huddle House, gas station, convenience store, and car wash in Hampton Pointe. It will be constructed on the corner of Hampton Pointe Drive and NC 86 across from Home Depot. Additionally, construction has begun on the Goodwill Donation Center across the street from Wal-Mart. No applications have been submitted to the Town for any new businesses in the remaining spaces at Hampton Pointe.

**Oakdale Village:** There have been no applications from any businesses to go into the shopping center, on the corner of Oakdale Drive and Old 86.

**Lawsuit losses:** The Town of Hillsborough has found itself on the losing side of more lawsuits as the N.C. Court of Appeals overturned the Orange County Superior Court ruling on the proposed asphalt plant. Hillsborough has appealed that ruling to the North Carolina Supreme Court. If Hillsborough loses, then an asphalt plant will likely be constructed on Valley Forge Road in Hillsborough.

**Gateway Center moves ahead:** Site changes for the proposed Gateway Center in downtown Hillsborough have been approved. Weaver Street Market plans to open a store there.

**Retirement village:** Hillsborough has lost its appeal in its fight to prevent an age-restricted community and retirement village, Corbinton Commons, from being constructed in our town. It is likely that the retirement community will be constructed on Highway 70 at St. Mary's Road.

**Waterstone:** The first special use permits were approved for the Waterstone development last February. A branch of Durham Tech community college, a single-family home subdivision adjacent to Beckett's Ridge, and a town home community with an affordable housing component were approved in record time. Clearing of the land has begun and the Durham Tech branch should open in fall 2007.

available. Sponsored by the Carolina Farm Stewardship Association and Weaver Street Market; all proceeds go to the CFSA. For more information or to buy tickets, visit:

[www.carolinafarmstewards.org](http://www.carolinafarmstewards.org)

**Chapel Hill Garden Tour:** Saturday, April 22, 10 a.m.-4 p.m. and Sunday, April 23, noon-4 p.m. Gardens are in southern and northwest Chapel Hill as well as historic areas near the University of North Carolina's campus. Sponsored by the Chapel Hill Garden Club. Tickets in advance (must be bought by April 21): \$15 cash or check. Tickets available at local businesses. See <http://chapelhillgardentour.org/> for more information.

## Recycling center is now open at Hampton Pointe

Orange County Solid Waste Management has opened a new recycling drop-off center behind Home Depot in the Hampton Pointe shopping center. You will find bins to deposit

- plastic bottles (soda, shampoo, detergent, milk or water bottles, for example);
- aluminum and steel cans and aerosol spray cans;
- mixed paper (cereal and tissue boxes, office paper, junk mail, soda-can boxes, paper towel rolls, etc.);
- corrugated cardboard;
- glass bottles and jars;

- newspapers and phonebooks;
- glossy magazines.

Do not leave garbage or other non-recyclable items at the drop-off point. Contact the solid waste office (968-2788; e-mail [recycling@co.orange.nc.us](mailto:recycling@co.orange.nc.us)) or go to [www.co.orange.nc.us/recycling](http://www.co.orange.nc.us/recycling) for information on how to dispose of items not listed here.

Do you have foam packing peanuts? Take them in a bag to UPS stores or other package/mailling stores - they will accept them for recycling.



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### Beckett's Ridge Buzz

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