



September Newsletter - 2022

HOA CONTACT INFORMATION



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[HOA Online Payment Option](#)



Holly Point HOA President's Message

Greetings Holly Point Homeowners. I've had the pleasure of working with your neighbors and Board members coming up on 4 years and have served at the President for the past 3.5 years. During this time the Board has worked to address concerns that were raised during the first Annual Meeting I attended in January 2019. While we have continued to have a Facebook page, we created a Holly Point webpage (hollypointhoa.com), HOA Google telephone number and email address for conducting business. On the webpage you can find names of board members, HOA contact information and HOA documents (Bylaws, Deed Restrictions & Amendment) along with Board meeting minutes and past Newsletters. A big "Thank You" to David Helton for developing and maintaining the webpage.

The Board also recently implemented an online payment system for homeowners to pay the HOA annual dues. This was particularly helpful during the Pandemic over the past couple of years. A big "Thank You" to our Treasurer, Cori Rowland for making that improvement and for all the homeowners that took advantage of the convenient payment method. I would also like to thank all the other Board Members (Denise, Dan, Jason, Jessica & Chris) for their attendance to monthly meetings and their contributions as we planned and discussed topics relevant to the community.

The Board also developed an amendment to the original Deed Restrictions (based on questions and issues raised in the past) and the homeowners voted and adopted the amendment on September 30, 2021. The amendment addressed several topics and one of the more significant items is the re-establishment of the Architectural Review Committee. To ensure we went about the process correctly, the Board worked with an attorney that specializes on Community Association Law. He guided us and ensured all paper work was properly registered with the County.

I encourage you to go to the Holly Point website and review the documents to ensure you are doing your part to uphold the community standards. I would also like to encourage you to consider becoming an active Board Member. Officer positions include President, Vice President, Treasurer, Secretary and Board Member-at-large.

Let's all continue to work together and ensure we maintain a quality community that current and future residents are proud to call home.

Respectfully,
David Bishop



Prepare Your Home for Fall and Winter

With the change of season approaching, here are a few helpful tips to help protect your home this season:

1. **Check the Caulking on Windows and Doors.** Make sure the weather-stripping around doors is tight and secure. 10% of the heated air that leaks out of the house exits through windows and doors.
2. **Chimney Cleaned and Inspected** - If you have a wood-burning fireplace make sure your chimney is clean before using. Blockages and buildup can lead to fires and inadequate ventilation.
3. **Clean out Gutters and Pressure Wash Siding** - Keep gutters clean and downspouts flowing away from the house and walkways. Make sure gutters are securely fastened and in place to hold up under winter conditions. Pressure wash that mold and mildew off the siding to help maintain appearance.
4. **Turn Off Exterior Faucets & Lawn Irrigation Systems** - Helps to avoid freezing and leaks during winter.
5. **Heating and Air System Inspected** - Have your heating and air system checked and serviced to provide optimum efficiency and to help save on winter heating bills. Keep your return air filters clean and changed out often.
6. **Smoke, Fire, and Carbon Monoxide Detectors** - Check all alarms for proper operation and change the batteries. It is recommended to replace the batteries twice a year in the detectors and replace the devices every 5-10 years.
7. **Protect Pipes from Freezing** - Wrap pipes with foam insulation to prevent them from freezing which could cause them to burst.
8. **Trim Trees, Shrubs, and Rack Leaves** - Trees close to the house can pose a danger if limbs are low and touching the roof. Keep limbs trimmed and away from the house to avoid ice build-up and breaking.
9. **Close Off Craw Space Vents** - Closing the vents will help keep the cold air from getting under the house.
10. **Reverse Ceiling Fans** - Change the fan rotation to clockwise to force the rising heat down for greater energy savings.



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NOTICE: Changes to HOA Dues Late Fee

Due to the number of residents that have not paid their 2022 HOA Dues the board consulted with our HOA attorney and has decided to pass a new late fee on all HOA Dues. **Beginning with the 2023 HOA Dues any dues that are past the deadline of March 31st will accrue a \$10 per month late fee until paid in full. Late fees will be calculated on the 1st of each month on late HOA Dues.**



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Drive Slow Signs Update

Many of you may have seen the Green Turtle signs. If you do **PLEASE SLOW DOWN** and be mindful kids are playing. The Board has purchased a few more for anyone interested in having one to place near their home. We have a limited number so it will be on a first come first serve bases. Please let the HOA know if you are interested in using one of these signs at your residents. Holly Point speed limit is **20MPH** throughout the entire subdivision.



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Treasurer Report Summary (As of July 31, 2022)



- Beginning Balance: \$8497.14
- Debts: \$34.78
- Credits: \$200.00
- Ending Balance: \$8662.36