

THREE COLONIES COURIER

March, 2025
ISSUE 1



Website
www.threecolonies.com

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Three Colonies HOA

Monthly Meetings
Last Tuesday of the Month
6:30 pm

President's Corner

I would like to welcome Kitty Petti, Amanda Hines, Tempie Flanders, and Ryan Parker to our Board of Directors. We truly appreciate your willingness to help with our community. I would also like to say a huge thank you to Cindy, Brian, Walt, Karen, Jack, Pete and Deenie for keeping our community thriving while we were so shorthanded. You all make a tremendous difference to the preservation of our special community.

Many of our Board members have recently changed responsibilities. Please check the next page of this newsletter and our website if you need to contact someone concerning a specific need.

Thank you to all the homeowners that have made improvements to your home. We appreciate your attention in these matters. Our landscapers have worked to improve common areas, mainly along Lox Drive. They have removed old overgrown shrubs and replanted small, slow growing shrubs and plants. We will continue this project as funds are available.

Please join us on the last Tuesday each month at 6:30 pm at the clubhouse or by Zoom meeting. We value your interest in the community.

Nancy Melton

Annual Meeting

Tuesday, March 25th will be our regular Board Meeting at 6:30 p.m. Our Annual Meeting will begin at 8:00 pm. Please return your ballot by mail, at the clubhouse mailbox, or in person on March 25th by 8:00 pm.

Hiring Pool Attendants

Part-time pool attendants are needed for the Three Colonies pool season (May – September) – Must be at least 16 years old, responsible and dependable, If interested, please contact Tempie Flanders at flctempie@gmail.com or Three Colonies website – pool email.

Social Activities

If you are interested in participating in Bunco Night or Bingo Night at the clubhouse, please contact Kitti Petti at redmoosister@gmail.com or Three Colonies website – clubhouse email.

Reminders

Your dogs must be on a leash when in the neighborhood and you must clean up after them. We are still getting numerous complaints about dogs and cats. You are not allowed to walk your dog around any houses or in front or back of the townhouses. We have plenty of green common areas for you to walk your dogs. Also, cats must be kept inside. You will need to call Animal

Control if you have any issues with animals.

All residents are reminded that anything that will not fit in your trash cans must be called in to the City of Fayetteville to be picked up. You cannot place these items out on the curb until the morning of the confirmed pick-up date.

Security

If you are a resident you are required to have a decal for each vehicle that is parked in Three Colonies. You will have 5 days to get the decal or you will be pulled over each time and signed in. You may also be towed if you do not have a current decal. If you are going to have an overnight visitor then you will need to get them a visitors pass from Cindy McCormic, security board member.

Townhouses only have two spaces for parking and houses have only their drive ways. Only visitors are allowed in visitor parking. Others may be towed. Remind your visitors they must come to a complete stop at the guard house when they enter and slow down in the community. If they do not follow our procedures then they may be restricted access to the community.

Our guards will be reporting visitors and residents who are obnoxious to them, cursing at them, honking horns, and refusing to comply with requests.

Maintenance – Colony I – Townhouses

If you fail to submit a work order for your unit on the website and you have maintenance issues, according to the HOA Covenants and By-Laws, you will be required to pay for the repairs. It is the responsibility of the townhouse owner to request maintenance. Also, check the covenants and by-laws carefully because the HOA is not responsible for any inside repairs, front doors, or windows, brick patios or under your units. We are only responsible for outside items such as fencing, storage door, roofs, gutters, grounds. You must use your homeowner's insurance for other problems, if applicable. We do not have anyone on a daily basis to address maintenance requests so it will take time for us to call our vendors, seek prices and review the requests – please be patient.

Stormwater Survey

The City of Fayetteville is undertaking a multi-year city-wide project to survey existing stormwater infrastructure. Survey crews will be in the area, however, they should be within the public right-of-way most of the time. If they need to access private property, they will have been instructed to cooperate fully with the property owners. The survey crews will wear safety vests, and carry company identification badges and a copy of the notification letter. We hope this will begin to address our roadway water flooding in Three Colonies.

Dues Reminder

Effective January 1, 2025, the homeowner dues changed to:

Colony I – Townhouses - \$145.00

Colony II and III Houses - \$113.00

You can still pay by the year, monthly, or several months at a time, but please send the exact amount. Anything different results in extra bookkeeping and requirements for unnecessary invoices to be sent at the end of the fiscal year.

Soil Testing

For homeowners in Colony II and III – Houses, the NC State Extension Program Offers Home Lawn & Garden Soil Sample Kits. These tests quickly and easily assess the nutrients of the soil and then identify corrective measures that can be taken, such as what types of fertilizer and lime applications are appropriate. Soil samples are free April 1-November 30, and \$4 per sample December 1-March 1.

For more information or to order a kit, contact the local extension office:

301 East Mountain Drive

Fayetteville, NC 28306

(910) 321-6860

www.cumberland.ces.ncsu.edu

Violations

We are so appreciative of those homeowners who have corrected any violations since November. We are already seeing results of your efforts. If you turned in a plan of action, please remember your deadline that was approved. A full report on the number of violations sent, those in progress, and finalized violations will be discussed at the Annual Meeting.

Little Free Library

Please take advantage of our community Little Free Library located by the clubhouse. Grab a book or two and share a book for the library. We would love to have a few children's books donated for the library. Readers are achievers!

Corral Storage

March 15th was the deadline to pay for storage in the corral for any item(s) you may have in there - \$150.00 per year. If you are not going to pay for storage then items must be removed by March 25th. You cannot store these items at your home and will have to make alternate arrangements elsewhere.

Communication

All communication with Three Colonies employees, including Grounds personnel and Security personnel, must be directed to the Board members in charge of that area. Our employees work under the direction of the Board not residents. We kindly ask all residents to treat our employees with respect and professionalism, just as they would expect to be treated. Unfortunately, there have been recent instances of residents being rude, disrespectful and issuing direct orders to our staff. This is unacceptable. They have been told to take direction only from the person in charge of the area.

Also, communication with the members of the Board of Directors via emails, phone calls, or meetings must be respectful and professional. We have received numerous slanderous, vile emails which included lies about funds and other decisions made by the Board of Directors. Our attorney has assured us that we need to begin addressing these continued problems with the appropriate parties.

It is important that you realize that we have had an HOA attorney review our Covenants, By-Laws and Rules and Regulations and how they relate to state mandates and laws. We have been told in writing what actions we can take and enforce and we are abiding by all regulations.

Please review the Three Colonies website for the Covenants, By-Laws and Rules and Regulations. Lack of knowledge is not a reason for not being given a violation fine. You will also find contact information for the HOA Board of Directors and their responsibilities.

As a volunteer Board of Directors, we are never going to satisfy everyone but remember – we are homeowners also and want what is best for our community. We are all professionals in the Fayetteville community and all have different areas of expertise.

Editorial submitted by: Jack Smith, Board members

As residents of Three Colonies, it is essential that we work together to uphold our mission and vision for a strong and united community. Complaining about issues without assisting or volunteering does little to resolve the problem. Instead, fostering open dialogue and discussion about our challenges will help move concerns into a constructive framework that leads to positive solutions. By working collaboratively and communicating effectively, we can ensure a thriving and harmonious neighborhood for everyone.

If you have personal issues with an individual on the Board or in the neighborhood, act like an adult and address those issues directly with the person. Also, if you hear things in the neighborhood that have happened or are going to happen, then please do not listen or spread the rumors. Pick up the phone or email a board member to find out the exact truth.

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Enjoy this spring weather. Visit in the neighborhood and meet your neighbors!