

THREE COLONIES COURIER

February 2024

ISSUE 6



Please like our
FACEBOOK

Page at

**Three Colonies
HOA**

President's Corner:

I would like to take this opportunity to **WELCOME** back Pat Foster to the Board of Directors filling the Maintenance Col 1 vacancy. Pat has served on the board numerous times throughout his residency here in Three Colonies.

Tree removal throughout the community is taking place for three reasons.

1. Constitute a safety hazard.
2. Are damaging roads.
3. Are damaging infrastructure.

The Board is seeking furniture donations for the Clubhouse. Please contact a Board member if you have items of interest to donate.

Speed limit in Three Colonies is 15 MPH

SPEED LIMIT 15 MPH

**PLEASE be good neighbor and pickup
after your pet!**

Bunco Night is scheduled for **March 8th**; please contact Ruth Hair for any additional info.

There is currently one vacancy on the Board of Directors needing to be filled.

- **Pool**

**If you are interested, please reach out to a
board member with your name & phone
number.**

FYI – If you would like a copy of the Jan HOA meeting or working group meeting minutes, please contact Walt Mingle @ (910)868-4119
waltmingle39@gmail.com

Architectural Committee:

The Architectural Committee must APPROVE All changes. Request forms can be located on the Three Colonies website.

Once internet is set up at the Guard Shack the Fayetteville Police Department will be able to patch into our security camera system. Additionally, residents can choose, if they have a **Ring Doorbell**, too also allow the FPD to connect to their camera.

VEHICLE REGISTRATION:

- New residents- please contact Nancy Melton @ 910-987-8988 or email nancy.melton@yahoo.com to complete a vehicle registration form and receive vehicle decals.
- Current residents - please contact Nancy Melton to update your vehicle registration if you change vehicles.
- Please make sure you remove valuables from your vehicles and keep your vehicle **locked**. We recently experienced individuals coming into our community trying to access locked vehicles.
- Please remember visitor parking spaces are to be used by visitors only and are not for overnight parking.
- Please contact Nancy for assistance.
- Please call security @ (910-867-5046) if you expect a visitor or if someone is missing from your registration card. Doing so will speed up traffic flow at the entrance.

Speed Limit:

- The speed limit is **15 MPH**.
- If the security guard motions you to stop, you must **STOP**. Violation of not stopping when instructed may constitute a trespass violation and will be dealt with accordingly.

Col I:

- All window covers to be white or off-white blinds or curtains, no sheets!
- No flowerpots or plantings on common area. Common grounds or areas are defined as "those areas the HOA is responsible to maintain."

Col II & III:

- **DO NOT** park vehicles on the lawn!
- **DO NOT** park vehicles on the circles at the end of each court.

Please keep you cats at home. They should not be roaming the community. Numerous complaints of cats scratching cars etc...

Recyclables:

- Recyclables must be placed in your blue recycle cart only. Do not use the blue cart for household trash or yard waste.
- You can mix all types of recyclable materials together – **do not bag them**.

Cart Placement for Household Trash:

- Have carts to the curb by 6 a.m. on collection day. Carts must be removed from the curb and placed to the side or back of the house **on the day of service**.
- Carts must be four feet from all objects & other carts, with handles toward the house.
- Do not place under low-hanging wires or tree branches close to the road.
- Make sure lid is no more than six to eight inches open.
- Remove vehicles from the street on collection day.

Board Meetings:

- The next HOA meeting will take place on **27 February @ 6:30pm**.
- We would like as many residents as possible to attend the monthly meeting to keep updated on current events!
- Meetings are held on the last **Tuesday of each month at 6:30 pm**. Time is allotted (15min) at the beginning and end of the meeting for residents to speak on any issue or concern.
- The board meets in a **closed working group session**, usually a week before the HOA meeting. This meeting is **NOT** open to the public. However, meeting minutes from the working group are available online at the Three Colonies website.

Playground

-After receiving input from subject-matter experts, we are actively researching commercial-grade playground units to replace the unit that was taken down. **Do you have any suggestions?**

-Fence work/replacement on Fox Ct should be taking place within the next couple of weeks.

Tennis Courts

- only during daylight hours & only for tennis.

Yard Waste

Yard waste consists of grass, weeds, leaves, tree trimmings, plants, shrubbery, pruning, limbs, and materials that are generated in the maintenance of yards and gardens.

2024

February							March						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
				1	2	3						1	2
4	5	6	7	8	9	10	3	4	5	6	7	8	9
11	12	13	14	15	16	17	10	11	12	13	14	15	16
18	19	20	21	22	23	24	17	18	19	20	21	22	23
25	26	27	28	29			24	25	26	27	28	29	30
							31						

April							May							June						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6			1	2	3	4								1
7	8	9	10	11	12	13	5	6	7	8	9	10	11	2	3	4	5	6	7	8
14	15	16	17	18	19	20	12	13	14	15	16	17	18	9	10	11	12	13	14	15
21	22	23	24	25	26	27	19	20	21	22	23	24	25	16	17	18	19	20	21	22
28	29	30					26	27	28	29	30	31		23	24	25	26	27	28	29
														30						

Over the next several months we will be sharing some Frequently Asked Question (FAQ) about Homeowners Associations (HOA) and its guidance form the North Carolina State Legislature. The questions are answered by Attorney Jim Slaughter who a Fellow of the College of Community Association Lawyers.

COLLEGE OF COMMUNITY ASSOCIATION LAWYERS **CCAL State Law Frequently Asked Questions ("FAQs")**

North Carolina FAQ's

Jim Slaughter, [Black, Slaughter & Black, PA](#)

Fellow, College of Community Association Lawyers

1. MEMBERSHIP MEETINGS. Is an Annual Meeting of Members required?

- (1) Both the NC Planned Community Act (NCGS § 47F-3-108(a)) and the NC Condominium Act (NCGS § 47C-3-108(a)) require that a meeting of the association be held at least once each year. These two statutes apply retroactively to older associations.
- (2) **THREE COLONIES will hold the Annual Meeting of Members on 26 March 2024.**

2. What are the Notice Requirements for Membership Meetings?

- (1) **Planned communities must provide not less than 10 nor more than 60 days' notice sent by hand-delivery or prepaid U.S. mail to the mailing address of each lot or to any other mailing address designated in writing by the lot owner, or sent by electronic means, including by electronic mail to an electronic mailing address designated in writing by the lot owner. (NCGS § 47F-3-108(a)) Condominium associations must provide not less than 10 nor more than 50 days' notice sent by hand-delivery or prepaid U.S. mail to the mailing address of each unit or to any other mailing address designated in writing by the unit owner, or sent by electronic means, including by electronic mail to an electronic mailing address designated in writing by the unit owner. (NCGS § 47C-3-108(a)) These two statutes apply retroactively to older associations.**

3. Can the Board of Directors meet in a Closed or Executive Session? If so, for what purposes?

- (1) **There are no statutory prohibitions on the executive board meeting in closed session for any reason.**

4. Is an annual audit required?

- (1) **There is no statutory annual audit requirement. However, both the NC Planned Community Act (NCGS § 47F-3-118(a)) and the NC Condominium Act (NCGS § 47C- 3-118(a)) provide that notwithstanding the bylaws, a more extensive compilation, review, or audit of the association's books and records for the current or immediately preceding fiscal year may be required by a vote of the majority of the executive board or by the affirmative vote of a majority of the owners present and voting in person or by proxy at any annual meeting or any special meeting duly called for that purpose. These two statutes apply retroactively to older associations.**
- (2) **Three Colonies Board of Directors has historically provided the community with an audit annually. The board has recently voted to extend the requirement for an audit to every two (2) years.**

5. Does the Association have the authority to adopt rules and regulations? By law or by statute?

- (1) Both the NC Planned Community Act (NCGS § 47F-3-102(1)) and the Condominium Act (NCGS § 47C-3-102(1)) provide that unless the articles of incorporation or the declaration expressly provides to the contrary, the association may adopt and amend rules and regulations. These two statutes apply retroactively to older associations.**

6. Does the Association have the authority to assess charges or fines for violations by Members? Does the Association have the right to suspend the right of use of the common elements or common areas in the event of a violation? To suspend the right of a member to vote or otherwise participate in the Association in the event of a violation?

- (1) Both the NC Planned Community Act (NCGS § 47F-3-102(12)) and the NC Condominium Act (NCGS § 47C-3-102(12)) provide that the association, after notice and opportunity to be heard, may impose reasonable fines or suspend privileges or services provided by the association (except rights of access) for reasonable periods for violations of the declaration, bylaws, and rules and regulations of the association. The procedures for fines and suspension of services are further defined in NCGS § 47F-3-107.1 for planned communities and NCGS § 47C-3-107.1 for condominiums. These two statutes apply retroactively to older associations.**
- (2) Generally, the right of a member to vote is not considered to be suspendable unless clearly defined in the declaration (which typically gives an owner the right to vote).**

Board of Directors

Reminder: only call between the hours of 9 to 5 unless it is an emergency. Leave a message and your call will be returned.

Jack Smith	President & Special Projects	(910)527-7836	jrsmith4501@gmail.com
Nancy Melton	Vice President & Security	(910)987-8988	nancy.melton@yahoo.com
vacant	Pool		
Walt Mingle	Website	(910)868-4119	waltmingle39@gmail.com
Isabella Vann	Colony I	(910)978-1033	isames85@gmail.com
Karen Stein	Colony II & III	(850)499-1167	thesteins2004@yahoo.com
Ruth Hair	Clubhouse	(910)309-2277	ruthluvs2read@gmail.com
Pat Foster	Maintenance Col I	(910)574-2588	p.foster19@yahoo.com
Richard Hup	Grounds/Corral	(910)366-4110	oneoleman3@yahoo.com
Brian Gaskell	Playgrounds/Tennis Courts	(616)960-5236	brian.gaskell@hotmail.com

Ex-Officio Members (non-voting):

Mitzi Hennessey	Treasurer	(910)429-6914	threecolonies@aol.com
Pete Horne	Recording Secretary	(910)494-2985	bph1532@gmail.com