



The Arboretum News

December 2008

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December Board Meeting

The regular board meeting of the Arboretum Community Association was held December 8, 2008 at the Arboretum Clubhouse. President Bob Hittinger called the meeting to order. Directors Jim Czekalski, Toby Bronstein and Shirley McGraw were present, as well as Treasurer Tom Kehoe and Secretary Jo Hitchuk. Director Joe O'Donnell was absent. The minutes of the October 14, 2008 meeting were approved as written.

Tom Kehoe reported that the operating fund balance as of November 30 was \$32,680, and the long-range fund balance, \$61,843. Long-range items included \$20,000 for Pinehurst Road, \$18,000 for tennis courts, and miscellaneous items in the amount of \$23,843. An insurance payment of \$1,300 for liability of officers was made in October. In November, landscaping costs of \$210 were incurred for winter flowers, mainly at the entrance, and \$2,300 for the front of the Clubhouse. Sand was replaced in the pool filter for \$435. A credit of \$1,152 is reflected, however, thanks to the work of the Social Committee.

Upcoming Board Meetings

Board Meetings are held on the 2nd Tuesday of each month at the Arboretum Clubhouse at 7:00PM. All Arboretum Community Association members are encouraged to come and make your voice heard.

- January: Tuesday, January 13th
- February: Tuesday, February 10th
- March: Tuesday, March 10th

There was high usage of propane, 791 gallons, during November of this year, compared to 638 gallons in November 2007. The good news is propane cost continues to decline. The last of three deliveries in November was \$1.79 a gallon. December and January are usually the heaviest usage months. The only long-range expense was \$343 for a security light in the pool room.

We have three outstanding assessments. One of those has been partially paid, and the other two are for the second half of the year. Letters were sent to the owners requesting that they contact Tom regarding setting up some type of payment plan. If there is no response by mid-January, it may be necessary to place liens on the properties.

Committee Reports

- **Landscape** – Jim Czekalski reported that at the beginning of November, flowers were set out at the entrance to the Arboretum. During the latter part of November, work was done at the Clubhouse on shrubbery and grass. Greenman will continue to trim throughout the winter and pine straw will be put down in certain areas. Jim stated that so far, Greenman is doing a nice job in keeping up the Arboretum.

Bob Hittinger added that Jim has done a great job. Sally Newett remarked that she has rarely seen flowers in the Community doing as well as they have been this past year.

- **Caswell Sewer Service** - Howard Newett reported that the sewer service is working fine. There are no issues, and no fines.
- **Buildings and Grounds** – Joe O'Donnell was absent. Bob Hittinger stated that Joe is still

working on bridge matters. If anyone has any lighting problems, please send an email to Joe.

- **Social** – Judy O'Donnell was absent. Bob Hittinger apologized for omitting Karen Gould's name during the Annual Meeting in thanking all of the members of the Social Committee. Bo Plant said that the recent Christmas Party was a great success. Sixty people attended and were having so much fun, they didn't want to leave. The Social Committee did a wonderful job setting up everything.

Bo thanked Max and Shirley McGraw for bar tending. Hopefully some pictures will be available soon on our website.

Bob Baginski noted that Bo was in charge of the party, and she was thanked by all.

- **Pool/Spa** – Pat Wells stated that the entire content of the sand filter was changed. Since it had been in place since 1989, it was well past time to be changed over, which included 600 pounds of special silicon sand. The process took more than five hours.

The water temperature was lowered to 85 degrees at the request of the Board to see if it would alleviate the propane cost. Because the thermometer was digital, a probe thermometer was purchased, which is in Celsius.

- **Caswell Beach Liaison** - Jim Hinkhouse stated that there is a Caswell Beach meeting at Town Hall on Thursday, December 11 at 5 p.m. There will be a presentation regarding a community-based hazard mitigation plan. In new business, the wastewater funding committee will present plans for consideration and scenarios by the citizens' committee.

There will be a presentation by FOIL regarding a parking plan near the lighthouse.

Bob Ahlers said that the main issue is that the tour guides have been parking at a private residence and they no longer can park there. The tour guides now have to park at the lighthouse, which reduces visitors' parking. They will propose that tour guides be allowed to park along Caswell Beach Road during the tourist season, and perhaps consider that a larger area be allocated for parking.

The annual Caswell Beach Town Hall's reception will begin at approximately 6 PM.

- **Architectural Review Board** – Mike Gould said that there are no pending issues.
- **Clubhouse Reservations** – Bo Plant stated that there is one reservation on the 18th for a private office party.
- **Clubhouse Manager** – Pat Wells stated in November Clegg was here for the annual termite inspection, and we had a clean report. In December they did the final treatment for the year.

The new coat hooks that Bob installed in the back hall certainly came in handy at the Christmas party and gave people a place to hang coats and jackets.

The Clubhouse trash cans have been overloaded once again with personal trash. Pat has to take the cans out. Please stop doing this.

Sally suggested asking a neighbor to take trash cans out when leaving town. Jim Hinkhouse stated that there are four trash cans at Town Hall which residents can use any time. Pat also reminded residents that at Town Hall there is a reclaim container for cardboard.

- **Caswell Plantation** – Russ Barlowe stated that the Caswell Plantation annual meeting was held December . All four associations voted against trapping foxes on Plantation

property. The Treasurer's report reflected that taxes were \$43, and there is \$29 in cash on hand. Officers were elected for 2009 and are as follows: Russ Barlowe, President; Debbie Starowicz of Caswell Dunes Homeowners Association, Vice President; Jack Hemingway of Ocean Greens Homeowners Association, Treasurer; and Al Bowman of Ocean Greens Condos, Secretary.

The next Caswell Plantation meeting will be December 1, 2009.

Bob Ahlers clarified to new residents that Caswell Plantation's common area runs from the golf course all the way down to Ocean Greens on the ocean side, and a few parcels on the land side which are all owned the four associations.

Old Business

- There was no old business.

New Business

- Bob Baginski stated that in late September, he was invited by Deborah Ahlers to serve on the Caswell Beach Citizen's Committee on Wastewater Funding. His report covered four sections, including the mission of the group, input he received, assumptions related to the project, and three funding models that the committee has proposed to the Board of Commissioners.

If all of the current assumptions hold true (which is probably zero probability), there are three funding scenarios when you take into account any checks we might receive individually from the infrastructure components of Caswell Sewer Service, and the assessments to us on the three funding models could possibly be \$1,500, \$2,200 or \$2,300. But those figures are contingent upon getting money from the town for our

infrastructure, and there is currently NO offer on the table, so our real assessment is \$4,000 or \$4,700. It's possible that every person who owns a buildable lot would have a one-time assessment, payable over 10 years. (If you own 3 lots, this hits you three times.)

The mission of the group is to develop and recommend scenarios to fund the sewer. The group met several times over six weeks, and a number of residents attended and contributed at Town Hall throughout the process.

Assumptions include that it is a \$6 million project, to cover total capital costs. Those capital costs would include construction, professional services, and purchase of existing collection systems. Overall construction cost is estimated at \$4.3 million, and potential payments to communities that have infrastructure in the ground that would be used in the new system would total \$900,000.

Other assumptions are that we have a \$2.5 million grant for the Clean Water Management Trust Fund; and that the North Carolina Baptist Assembly will pay a share of the construction.

The notion of a broad property tax was frowned upon by an oversight body that will direct how the \$2.5 million grant will be spent.

The three models that the committee proposes have three components. There would be an assessment, payable in advance at a discount or over a 10-year period; a base rate that all 814 buildable lot owners in Caswell Beach would pay; and that every buildable lot owner would pay a monthly use rate. Models A and B are two different versions of the same kind of financial approach. In Models A and B, everybody who has a buildable lot pays the same assessment. In the first version, everybody pays \$4,000; in the second

version, everybody pays \$4,700. In the third model, everybody doesn't pay the same assessment. There is a sentiment that some people benefit more than others; some people are getting paid for infrastructure currently in the ground that's going to be used by the new system, and some people have less need to have a town-wide sewer system, especially the Oak Island Beach Villas.

Much discussion followed, and it was again recommended that residents attend the December 11 meeting at Town Hall.

It was noted several times that the amounts of money used in the examples are in no way definite.

Howard Newett noted that Bob's participation and input has enabled the Town discussions to evolve a great deal.

- Bob Hittinger stated that several months ago, there was discussion concerning money from the roads which hadn't been used. At this point we have \$5,000 left for the roads, and moving it will create a reserve balance of \$10,000. Toby made a motion to move the \$5,000 into the reserves, and the motion was seconded by Shirley.

Public Comment – Q's and A's

- Bob Baginsky announced that he will be teaching the first class in American Novels at the Clubhouse next Monday, December 15, from 4 p.m. – 5:30 p.m. Several people have signed up to attend, and all are welcome. Narrative technique will be the focus of the classes, and three novels will be read during subsequent sessions.

The next regular meeting is Tuesday, January 13, at 7 pm at the Clubhouse.

The meeting was adjourned at 8:05 p.m.

Minutes by Jo Hitchuk, Secretary

IF YOUR EMAIL ADDRESS
CHANGES, SEND AN
EMAIL TO MAILADMIN@
ARBORETUMHOA.ORG

WITH YOUR NEW EMAIL
ADDRESS

(PLEASE INCLUDE YOUR NAME
AS WELL)

IF YOU WOULD LIKE TO SEND
AN EMAIL TO ARBORETUM
MEMBERS, ALL YOU NEED
TO DO IS SEND AN EMAIL
ADDRESSED TO MEMBERS@
ARBORETUMHOA.ORG

2009 Christmas Party Pictures



Social Committee



**Our Bartenders
Shirley & Max**



**New Christmas Tree
Thanks to
Richard & Karen Walsh**



DECEMBER 2008

MONTHLY PLANNER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY																																																																																																								
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JANUARY 2009

MONTHLY PLANNER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 New Year's Day	2  8:30 AM - 11:00 AM Water Aerobics	3
4	5  8:30 AM - 11:00 AM Water Aerobics  4:00 PM - 7:00 PM Caswell Sewer Mtg.	6  9:00 AM - 12:00 PM LINUS MEETING	7 8:30 AM - 11:00 AM Water Aerobics 9:00 AM - 11:00 AM ACA AGENDA MTG. 3:00 PM - 5:00 PM BRIDGE GAME 3:00 - 5:00 PM 7:00 PM - 10:00 PM Mah Jongg	8 7:30 AM Clubhouse Cleaning 1:00 PM - 4:00 PM CANASTA CLUB	9  8:30 AM - 11:00 AM Water Aerobics	10
11	12  8:30 AM - 11:00 AM Water Aerobics	13  7:00 PM - 9:00 PM ACA MEETING	14 8:30 AM - 11:00 AM Water Aerobics 3:00 PM - 5:00 PM BRIDGE GAME 3:00 - 5:00 PM 7:00 PM - 10:00 PM Mah Jongg	15 10:00 AM - 11:30 AM YOGA CLASSES WITH ELLA 1:00 PM - 4:00 PM CANASTA CLUB	16  8:30 AM - 11:00 AM Water Aerobics	17
18	19  8:30 AM - 11:00 AM Water Aerobics Martin Luther King, Jr.	20	21 8:30 AM - 11:00 AM Water Aerobics 3:00 PM - 5:00 PM BRIDGE GAME 3:00 - 5:00 PM 7:00 PM - 10:00 PM Mah Jongg	22 7:30 AM Clubhouse Cleaning 10:00 AM - 11:30 AM YOGA CLASSES WITH ELLA 2:00 PM - 4:00 PM RED HAT LADIES	23  8:30 AM - 11:00 AM Water Aerobics	24
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FEBRUARY 2009

MONTHLY PLANNER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2  8:30 AM - 11:00 AM Water Aerobics Groundhog Day	3  9:00 AM - 12:00 PM LINUS MEETING	4 8:30 AM - 11:00 AM Water Aerobics 9:00 AM - 11:00 AM ACA AGENDA MTG. 3:00 PM - 5:00 PM BRIDGE GAME 3:00-5:00PM 7:00 PM - 10:00 PM Mah Jongg	5 7:30 AM Clubhouse Cleaning 1:00 PM - 4:00 PM CANASTA CLUB	6  8:30 AM - 11:00 AM Water Aerobics	7
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15	16  8:30 AM - 11:00 AM Water Aerobics President's Day	17	18 8:30 AM - 11:00 AM Water Aerobics 3:00 PM - 5:00 PM BRIDGE GAME 3:00-5:00PM 7:00 PM - 10:00 PM Mah Jongg	19 7:30 AM Clubhouse Cleaning 10:00 AM - 11:30 AM YOGA CLASSES WITH ELLA 1:00 PM - 4:00 PM CANASTA CLUB 2:00 PM - 4:00 PM RED HAT LADIES	20  8:30 AM - 11:00 AM Water Aerobics	21
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Jan 2009

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**The Arboretum Association
122 Flowering Bridge Path
Caswell Beach, NC 28465**

VISIT THE ARBORETUM
WEBSITE SOON!

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