



# The Arboretum News

August 2009

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

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## August Board Meeting

The regular board meeting of the Arboretum Community Association was held August 11, 2009 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. Secretary Jo Hitchuk and Director Joe O'Donnell were absent. Alice Ervin sat in for Jo taking the minutes. The minutes of the June 9, 2009 meeting were approved as written.

Tom Kehoe reported balances for the end of July as follow: Operating fund, \$37,031; and long-range fund, \$98,527, \$61,000 of the long range fund has been set aside for specific projects. Expenses included \$1186 to the Town for water main break; pool & spa repairs \$1,074; Clubhouse rug cleaned \$200; willow tree planted by the bridge \$180; replaced defective backflow value \$550. Bridge inspections \$150; Plans for bridge structure to meet NC code, which are

*Don't Forget!*

*Flea Market, Saturday,  
September 26<sup>th</sup>*

*The Social Committee will need items for the Flea Market on the 26th. Please drop off your items on the following days & times:*

<i>Monday</i>	<i>10-2:00pm</i>
<i>Tuesday</i>	<i>1-5:00pm</i>
<i>Wednesday</i>	<i>1-5:00pm</i>
<i>Thursday</i>	<i>1-5:00pm</i>
<i>Friday</i>	<i>1-5:00pm</i>
<i>SATURDAY</i>	<i>8:00-Noon</i>
<i>(Sale Day)</i>	

## Upcoming Board Meetings

Board Meetings are held on the 2<sup>nd</sup> 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.

- \* September: Tuesday, September 8<sup>th</sup>
- \* October: Tuesday, October 13<sup>th</sup>
- \* November Annual Meeting  
Saturday, November 7<sup>th</sup> 11:00 am  
BBQ Lunch following

currently being drawn up, \$2000; replace one pond fountain \$1,132; Irrigation system at the clubhouse \$1,187.

We currently have twenty-two outstanding assessments and collection letters will go out on the 15th. Only two of the unpaid assessments are long-term and both properties are bank owned. Tom has been in touch with the banks for collection. The banks have not specifically said they will pay, but Tom expects they will eventually for these two assessments.

## Committee Reports

- **Landscape** – Jim Czekalski stated that landscapers put in the balance of the irrigation system at the clubhouse and now on well. On

week to week basis are doing trimming and cleaning up as part of their normal activities.

Bob Hittinger wanted to thank Bob Ahlers and Jim Plant for installing the irrigation system on the island at the intersection of Flowering Bridge Path and Wisteria Way. Toby Bronstein thanked Bob Ahlers for fixing the irrigation issues in the island in front of her home. Bob Ahlers is also adding two sprinkler heads to the azaleas in the back of the entrance.

- **Caswell Sewer Service** - Howard Newett was absent. Jerry Johnson stated that Howard is doing quite well. Sewer System is running fine, although they had to replace the automated phone on pump station #4. The last bill was higher than normal, around \$100 higher, and was due to extraordinary expenses including some major repairs required by the Town, a fine from a year ago, and insurance & permits coming due. Next meeting of CSS is September 14th for anyone who would like to attend. There has been no word back from the Town as yet. Marti Hardy stated that she had asked about this and was told an offer would be coming in the future. Shirley asked how many members were in CSS and was told there are 187 paying members. Toby Bronstein made a motion to include the explanation from an email Howard Newett sent to Bob Hittinger. The motion was passed and the following is from this email.

“2Q09 had unusual expenses over the ‘norm’ as follows:

In April, major repairs were made and reported for Lift station #4 by JP Electrical in the amounts of \$1818 and \$6151 (Total \$7967). Additionally, an occasional, but necessary Monitoring Well Analysis was made at a cost of \$510. Fines re-assessed in January 2009 by DENR were appealed by CSS, however, the appeal failed and the fines were paid in April (\$2029). These were the first major fines in over 3 years and had been previously waived pending the cutover to the

‘new’ system now scheduled for December 2010.

In May, major blower repairs and a complete replacement of one blower cost \$325 and \$525. An ‘autodialer’ was replaced at Lift station #1 costing \$835. Diffusers were cleaned at a cost of \$750.

In June, a sludge tank pump had to be replaced (\$245), 12 different diffuser pipes were replaced (continued from May: \$1950) and Lift station #1 and #2 had cutter blades replaced costing \$585 and \$485.

Our Annual insurance premium came due in May in the amount of \$1332. Our operating permit annual fee came due in June (\$1310) and our annual reserve fee was assessed at \$50, also in June.

Cumulatively, the above amounts come to \$19,025, extraordinary, all in 2Q09 and not in any other quarter. All other costs are rather ordinary on an ongoing month to month basis.

I expect 3Q09 costs to be ‘ordinary’ once again, probably in the \$120-\$140 range.

Please be reminded that actual 1Q09 billing costs were very low in the quarterly amount of \$106 per household. “

Howard Newett

There was one extra assessment of \$50 collected for the attorney and consultant. Max Williams asked how the money was to be spent and Jerry Johnson responded that anyone could attend the meeting of the CSS board and find out. Shirley asked whether the special assessment has been spent. Jerry responded that no little of the assessment has been spent as yet.

- **Buildings and Grounds** – Joe O’Donnell was absent, still in the hospital recovering from back surgery and hopefully will be coming home next week.
- **Social** – Bo stated the flea market is coming up on the 26th of September. You can start bringing in your items to the clubhouse

on the 21st. Additional information will be contained in the August Newsletter.

The social committee could use help with this event. Please volunteer if you can.

- **Pool/Spa** – The health department discovered that the light was not working and is requiring us to fix the light. When the electrician went to look at the light we found that the light was never grounded. Water has to be lowered for a new fixture to be replaced and fixed. This will require that the pool be out of service for a short period. You will be notified when this is to take place.

The spa cover has been left off several times. Please be sure to replace the spa cover when you leave the spa. Also, the side door has not been closed properly.

We have a new member of the pool committee – Frank Bausch. Thank you Frank!

- **Caswell Beach Liaison** – Jim Hinkhouse was absent. Deborah Ahlers stated that there will be a meeting between the mayor, the town attorney, and CSS attorney Grady on Thursday, August 13th.

Caswell Beach is going to get stimulus money in the amount of \$3 million (\$1.5 million grant and \$1.5 million as a no interest loan). This is on top of the \$2.5 million from ?

Frank Bausch wants all members to know the hard work Deborah has done to get this money for the town, she is to be commended.

- **Architectural Review Board** – Mike Gould was absent.
- **Clubhouse Reservations** – Bo Plant reported that there is one paid reservation for August 14th.

- **Clubhouse Manager** – Pat Wells reported that Heaven's Best cleaned the clubhouse carpet. We have had problems with the electricity in the clubhouse. Yaupon electric came to see what was wrong, attempted to correct the problem, but the problem returned. Yaupon Electric will need to return to fully test where the problem is.

We continue to have lights and fans being left on. Please turn the lights and fans off when you leave.

Bob Ahlers said we could look into using energy efficient blubs, possibly timers for the fans, and other ways to reduce consumption. Bob Hittinger agreed and the board will look into this.

### Old Business

- **Overhead Bridge Structure** – Jim Czekalski reported on what's happening with the bridge.
  - \* Overhead Bridge Structure is in poor condition
  - \* The board had two engineers look at the bridge structure. Tanya Kirby (NC License #27862) said the overhead structure is unsafe but stopped short of condemning it. Nari Abar (Geo Structural Engineering Corp.) said bridge superstructure is in poor condition, needs replacement, and does not meet current NC Building Code Requirements.

The board has no costs yet but once reviews have been completed the board will report back to the members and we can discuss our options.

Frank Bausch said that if the bridge is considered an amenity he felt the tennis courts were just as important and there is a safety issue with their condition. He would like the board to look into fixing them. Much discussion continued on the subject of amenities for the association. It was suggested that a survey be sent out with the annual report package to see which amenities were most important to the members. This would give the board direction in how to spend funds to maintain amenities.

**New Business**




- Bob stated new candidates are being sought to run for the 2010-2012 term. There are two openings. If anyone is interested, please call him. Candidates are needed by October 1st.

**Public Comment – Q’s and A’s**







The next regular meeting is Tuesday, September 8, at 7 pm at the Clubhouse.

The meeting was adjourned at 7:47 p.m.

Minutes by Alice Ervin for Secretary Jo Hitchuk

AUGUST 2009						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
16	17  8:30 AM -11:00 AM Water Aerobics	18 7:30 AM -8:30 AM FREE Water Aerobics 12:00 PM -1:00 PM Women's Bible Study w/Angie Lawrence	19 8:30 AM -11:00 AM Water Aerobics 2:45 PM -5:00 PM BRIDGE CLUB 7:00 PM -10:00 PM MAH JONGG CLUB	20 7:30 AM Clubhouse Cleaning 7:30 AM -8:30 AM FREE Water Aerobics 10:30 AM -11:30 AM YOGA w/Ella Noll 1:00 PM -4:00 PM CANASTA CLUB	21	22
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# SEPTEMBER 2009












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15	 <p>8:30 AM - 11:00 AM Water Aerobics</p>	17	<p>8:30 AM - 11:00 AM Water Aerobics</p> <p>2:45 PM - 5:00 PM BRIDGE CLUB</p> <p>7:00 PM - 10:00 PM MAH JONGG CLUB</p>	<p>10:30 AM - 11:30 AM YOGA w/Ella Noll</p> <p>1:00 PM - 4:00 PM CANASTA CLUB</p>	 <p>8:30 AM - 11:00 AM Water Aerobics</p>	21																																																																																				
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29	 <p>8:30 AM - 11:00 AM Water Aerobics</p>	30	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; font-size: small;">Oct 2009</p> <table style="width: 100%; border-collapse: collapse; text-align: center;"> <tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr> <tr><td></td><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td></tr> <tr><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td></tr> <tr><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td></tr> <tr><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td></tr> </table> </div> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; font-size: small;">Dec 2009</p> <table style="width: 100%; border-collapse: collapse; text-align: center;"> <tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr> <tr><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr> <tr><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr> <tr><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td></tr> <tr><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td></tr> <tr><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td><td></td><td></td></tr> </table> </div> </div>		S	M	T	W	T	F	S					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	S	M	T	W	T	F	S				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31			
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**The Arboretum Association  
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Caswell Beach, NC 28465**

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