



# The Arboretum News

September 2009

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

1

## September Board Meeting

The regular board meeting of the Arboretum Community Association was held September 8, 2009 at the Arboretum Clubhouse. President Bob Hittinger called the meeting to order. Directors Toby Bronstein, Jim Czekalski 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 August 11, 2009 meeting were approved as written.

Tom Kehoe reported balances for the end of August as follows: General operating fund, \$55,844; and long-range fund, \$98,527. A credit was received from the Town of Caswell Beach for irrigation repairs. Otherwise, expenses were normal.

There were no long-range expenses.

We currently have four second-half assessments that have not been paid. Collection letters have

THE SOCIAL COMMITTEE  
INVITES

You

TO A WINE & HORS

D'OEUVRRES get Together

THE ARBORETUM CLUBHOUSE

SATURDAY, SEPTEMBER 19, 2009

5PM - 6:30PM

We will provide wine, beer and soda.  
Please kindly bring your favorite  
snack or munchies to share with your  
neighbors.

## 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.

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

been sent. We also have one full year assessment that hasn't been paid. That property is going into foreclosure and will be sold.

We did get the payment on the other long-term assessment, which was a full year plus the sewer assessment, and that was paid by the bank.

All of the sewer assessments have now been paid.

## Committee Reports

- **Landscape** – Jim Czekalski stated that a well has been added in the front, and a pump will be installed in the next week or so. A lot of weeding and trimming has been done around the Clubhouse. That will be

continued throughout the community as fall approaches.

- **Caswell Sewer Service** - Both Howard Newett and Jerry Johnson were absent.
- **Buildings and Grounds** – Joe O'Donnell was absent. Bob Ahlers asked for the Board's approval to raise the street signs on Wisteria Way and Narcissus Mews so they are more visible to emergency vehicles. Bob Hittinger thanked him for taking on the job, and said it would be appreciated. The rest of the signs will be checked for cracks and replacement, if necessary.

Russ Barlowe stated there was a street light out, and Bob advised him to email Joe, providing the number on the light.

- **Social** – Lillian stated that the Flea Market had to be cancelled because of insufficient help.

On September 19 from 5 p.m. – 6:30 p.m., there will be an hors d'oeuvres and wine party at the Clubhouse. It is asked that those attending bring an appetizer to pass.

On October 17 there will be an Oktoberfest. Details will be provided soon.

The Christmas party will be held at Duffer's. As the date approaches, more information will be provided.

Lillian welcomed Shirley McGraw to the Social Committee and thanked her for joining. As always, if anyone else is interested, please contact Lillian. New members are always very much appreciated.

- **Pool/Spa** – Pat Wells stated that it has been, and will be, a very busy week at the pool. On Monday, 14,000 gallons of water were removed. On Tuesday, an electrician put in the ground fault line, but a negative line still

has to be added. On Wednesday new water will start fill the pool. When that is finished, the heaters will be turned on. On Thursday, the pool will be vacuumed to remove sand taken on from the backwash. It is hoped that the pool will be open again on Friday. Residents will be notified by email.

- **Caswell Beach Liaison** - Jim Hinkhouse was absent. Debra Ahlers reminded everyone that on Friday, September 11 at 6 p.m. there will be a dinner in honor of wounded combat warriors. There will be hot dogs and hamburgers on the beach (across from the Caswell Public Parking area). In the event of rain, the dinner will be held at the Arboretum Clubhouse. Everyone in town is invited. Those attending are asked to bring a dish to pass. They will be cooking for 100, 50 of whom are warriors. Soda will be provided; please bring your own chairs.
- **Architectural Review Board** – Mike Gould was absent.
- **Clubhouse Reservations** – Bo Plant was absent.
- **Clubhouse Manager** – Pat Wells reported that the fire extinguishers were inspected and found to be in good working order. Clegg's will be doing their quarterly pest control in the next week or two.
- **Caswell Beach Plantation** – Russ Barlowe stated that there was a request by a homeowner to grant an easement for the purpose of running a sewer line behind her home. The board of directors denied the request because it served no real purpose and would have crossed onto Caswell Dunes property.

### Old Business

- **Bridge** – Jim Czekalski reported that the designer and structural engineer are finalizing

the bridge drawings and hope to have them completed and available soon. At that point, renderings will be reviewed by the Board, approved and converted to engineering drawings, ensuring that all NC codes are met. These drawings, along with associated costs, will be presented to the members.

- Candidates for 2010-12 Board of Directors – Jim Czekalski stated that two candidates have expressed an interest in being on the Board, and he is waiting for a decision from a third. Presently, Shirley McGraw and Mike Gould are candidates.
- Bob Hittinger stated that Jo Hitchuk will no longer be secretary after November, and a replacement will be needed.
- Also, a replacement will be needed for Clubhouse Manager, as Pat Wells will be resigning after four years.
- Bob also stated that the deadline for candidate filing is September 21. This will ensure that all names will be in the packets distributed around October 1, 2009.

### **New Business**

- Budget -- John Wall stated that in August, several meetings were held with a committee to go over long-range budget plans; essentially, to find a way to accommodate paying for unforeseen major repairs to the bridge, and resulting offsets. A community meeting was held on Thursday, September 3 and the plan was detailed. As a result, proposed amounts were accepted, and dues did not have to be increased. However, we will have to defer some major projects, such as the tennis courts.

A copy of the ACA Capital Expense/Long Range Reserves for 2010 and 2011 is attached.

- Tom Kehoe stated that the expense budget is changing slightly. The 2009 budget is roughly \$81,000, compared to roughly \$79,000 for 2010. In 2009, actual propane expenses were much lower than budgeted, and prices have stabilized. We are also using about 10 percent less propane than in the prior year. Total operating and long-range projections for 2010 is about \$121,000. Of that, 65 percent is for routine costs, and the other 35 percent will be used for long-range capital expenses. We began 2009 with an operating surplus of about \$26,000, and should end the year with that amount or more.

A copy of the Arboretum Community Association Budget – 2010 is attached.

A motion was made by Shirley McGraw to accept the budget as presented, and it was seconded by Jim Czekalski.

### **Public Comment – Q's and A's**

- Bob Ahlers announced that on October 1 dogs will once again be allowed to run off leash after 3 p.m., in addition to being allowed to run free from dawn until 9 a.m.
- Marti Hardy said that she recently discovered people feeding the alligator by the bridge and told them to stop. She suggested that when the bridge has been repaired, a notice should be stenciled on it declaring there is a \$500 fine for feeding alligators.

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

The meeting was adjourned at 7:28 p.m.

Minutes by Jo Hitchuk, Secretary

**ARBORETUM COMMUNITY ASSOCIATION BUDGET - 2010**

9/8/09

	YR 2009 EST ACT	YR 2009 BUDGET	YR 2010 BUDGET	BUDGET CHANGE
<b><u>INCOME</u></b>				
ASSESSMENTS	121,200	121,200	121,200	-
CLUBHOUSE CHARGES	350	350	350	-
INTEREST	1,361	1,500	1,200	(300)
LATE CHARGES	438	-	-	
OTHER INCOME	-	-	-	
<b>TOTAL INCOME</b>	<b>123,350</b>	<b>123,050</b>	<b>122,750</b>	<b>(300)</b>
<b><u>EXPENSE</u></b>				
BOOKKEEPING	1,800	1,800	2,040	240
BRIDGE & ROAD REPAIR	668	700	700	-
CASWELL BEACH PLANTA	30	30	30	-
CLUBHOUSE MAINTENANC	6,587	5,100	6,300	1,200
ELECTRIC	11,920	12,025	12,500	475
HEAT (POOL/SPA)	11,919	16,000	13,100	(2,900)
INSURANCE	11,453	13,750	12,025	(1,725)
IRRIGATION REP & MAINT	801	300	500	200
LANDSCAPING	13,700	13,700	14,800	1,100
LANDSCAPING SUPPLIES	3,500	3,500	3,800	300
LEGAL	-	500	500	-
OFFICE	850	800	900	100
POND MAINTENANCE	340	800	300	(500)
POOL LICENSE TAX	250	250	250	-
POOL/SPA REPAIR	1,894	1,600	1,600	-
POOL SUPPLIES	1,203	1,500	1,400	(100)
POOL TRAINING	160	350	300	(50)
REAL ESTATE TAXES	430	440	440	-
SEWER	644	600	650	50
SOCIAL COMMITTEE	600	600	600	-
SUNSHINE COMMITTEE	75	100	100	-
TELEPHONE	620	565	660	95
TELEVISION	827	760	1,020	260
TENNIS COURT MAINT	-	300	300	-
WATER	3,262	4,800	4,000	(800)
<b>TOTAL EXPENSE</b>	<b>73,533</b>	<b>80,870</b>	<b>78,815</b>	<b>(2,055)</b>
RESERVE ACCOUNT	42,000	42,000	42,000	-
<b>TOTAL BUDGET</b>	<b>115,533</b>	<b>122,870</b>	<b>120,815</b>	<b>(2,055)</b>

**ACA LONG RANGE PLAN - 2010**

9/2/2009

	2009		2009		2010		2011	
	EXPENSE	RESERV	EXPENSE	RESERV	EXPENSE	RESERV	EXPENSE	RESERV
	BUDGET	BUDGET	EST ACT	EST ACT	BUDGET	BUDGET	BUDGET	BUDGET
L R BALANCE-START YEAR	18,843	43,000	18,843	43,000	10,711	46,000	1,711	57,000
ARBORETUM ROADS	15000		5000	(5,000)	10000		15000	
PINEHURST ROAD	0	5000		(5,000)		1000		2000
STORM RECOVERY	3000		1000		3000		3000	
BRIDGE REPAIRS			31000		20000			5000
IRRIGATION SYSTEMS	3000		3000		1000		3000	
CLUBHOUSE REPAIRS, MISC.	3000		1000		1000		2000	
CLBHSE FURN/APPLIANCES	2000		1000		1000		1000	
CLBHOUSE DECK	2000		0		2000		1000	
TENNIS COURTS	0	8000		8000		5000		5000
POND FOUNTAIN			1132			0		0
POOL MAINT/REPAIRS	4000		4000		2000		2000	
ROOF REPLACEMENT	0	2000		2000		2000		2000
POOL ACIDIZING / RESURFACING	0	3000		3000		3000		3000
ANNUAL TOTAL	32000	18000	47132	3000	40000	11000	27000	17000
ADDITION TO LONG RANGE	24000	18000	39000	3000	31000	11000	25300	17000
L R BALANCE-YEAR END	3700	61000	10711	46000	1711	57000	11	74000

ALLOCATED FUNDS CARRY FORWARD:








ARBORETUM ROADS	5000	0	0	0
BRIDGE REPAIRS	0	0	0	5000
PINEHURST ROAD	25000	15000	16000	18000
ROOF	2000	2000	4000	6000
POOL ACIDIZING / RESURFACING	3000	3000	6000	9000
TENNIS COURTS	26000	26000	31000	36000
TOTAL CARRY FORWARD FUNDS	61000	46000	57000	74000

NOTES TO PROPOSED L/R PLAN:

\* 2009 EST'D ACTUAL- SPEND \$5M IN ROAD RESERVE FOR ROADS.

USE \$15M FROM ARB. ROADS+\$2M FROM STRM RECOVERY+\$2M FROM CLUBHS DECK+\$2M FROM CLUBHS REPRS & \$10M FROM PINEHURST ROAD RESERVE (TOTAL \$31M) FOR BRIDGE REPAIRS.

# SEPTEMBER 2009

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY																																																																																																		
		1 9:00 AM - 12:00 PM BLANKETS WITH LOVE  12:00 PM - 1:00 PM Women's Bible Study w/Angie Lawrence	2 8:30 AM - 11:00 AM Water Aerobics 9:00 AM - 11:00 AM ACA AGENDA MTG. 2:45 PM - 5:00 PM BRIDGE CLUB 7:00 PM - 10:00 PM MAH JONGG CLUB	3 7:30 AM Clubhouse Cleaning 10:30 AM - 11:30 AM YOGA w/Ella Noll 1:00 PM - 4:00 PM CANASTA CLUB 7:00 PM - 8:00 PM BUDGET MEETING	4   8:30 AM - 11:00 AM Water Aerobics	5																																																																																																		
6	7  8:30 AM - 11:00 AM Water Aerobics  Labor Day	8 12:00 PM - 1:00 PM Women's Bible Study w/Angie Lawrence 7:00 PM - 9:00 PM ACA MEETING	9 8:30 AM - 11:00 AM Water Aerobics 2:45 PM - 5:00 PM PM BRIDGE CLUB 7:00 PM - 10:00 PM MAH JONGG CLUB	10 10:30 AM - 11:30 AM YOGA w/Ella Noll 5:00 PM - 6:00 PM PM FREE Water Aerobics	11  8:30 AM - 11:00 AM Water Aerobics 4:00 PM - 10:00 PM Meet the "Wounded Warriors"	12 6:00 PM - 8:00 PM "Neighborhood Play" w/Sami Lawrence & Rita Serra																																																																																																		
13	14 8:30 AM - 11:00 AM Water Aerobics 4:00 PM - 7:00 PM Caswell Sewer Mtg. 5:00 PM - 6:00 PM PM FREE WATER AEROBICS	15 12:00 PM - 1:00 PM Women's Bible Study w/Angie Lawrence 5:30 PM - 9:00 PM PM BOOK CLUB	16 8:30 AM - 11:00 AM Water Aerobics 2:45 PM - 5:00 PM PM BRIDGE CLUB 7:00 PM - 10:00 PM MAH JONGG CLUB	17 7:30 AM Clubhouse Cleaning 2:00 PM - 4:00 PM PM RED HAT MEETING 5:00 PM - 6:00 PM PM FREE Water Aerobics	18   8:30 AM - 11:00 AM Water Aerobics	19 5:00 PM - 6:30 PM WINE & CHEESE PARTY - Come meet your neighbors and bring an Hors d'oeuvre to pass!																																																																																																		
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# OCTOBER 2009

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	4 8:30 AM -11:00 AM Water Aerobics  4:00 PM -7:00 PM Caswell Sewer Mtg.  5:00 PM -6:00 PM FREE WATER AEROBICS	5   9:00 AM -12:00 PM BLANKETS WITH LOVE	6 8:30 AM -11:00 AM Water Aerobics  9:00 AM -11:00 AM ACA AGENDA MTG.  2:45 PM -5:00 PM BRIDGE CLUB  7:00 PM -10:00 PM MAH JONGG CLUB	7 10:30 AM -11:30 AM YOGA w/Ella Noll  5:00 PM -6:00 PM FREE Water Aerobics	8     8:30 AM -11:00 AM Water Aerobics	9 10
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Sep 2009

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Nov 2009









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29	30  8:30 AM-11:00 AM Water Aerobics  5:00 PM-6:00 PM FREE WATER AEROBICS	<div style="display: flex; justify-content: space-around;"> <div data-bbox="748 1675 987 1927"> <p>Oct 2009</p> <table border="1"> <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 data-bbox="1016 1675 1255 1927"> <p>Dec 2009</p> <table border="1"> <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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# DECEMBER 2009

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY																																																	
<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center; font-size: small;">Nov 2009</p> <table border="1" style="width: 100%; text-align: center; font-size: x-small;"> <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>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td></tr> <tr><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td></tr> <tr><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td></tr> <tr><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td></tr> <tr><td>29</td><td>30</td><td></td><td></td><td></td><td></td><td></td></tr> </table> </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							1	2	3	4	5							
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		<p>9:00 AM - 12:00 PM <b>BLANKETS WITH LOVE</b></p> <p>1:00 PM - 5:00 PM <b>CHRISTMAS DECORATIONS INSIDE &amp; OUTSIDE OF CLUB HOUSE - VOLUNTEERS NEEDED</b></p>	<p>8:30 AM - 11:00 AM <b>Water Aerobics</b></p> <p>9:00 AM - 11:00 AM <b>ACA AGENDA MTG.</b></p> <p>2:45 PM - 5:00 PM <b>BRIDGE CLUB</b></p> <p>7:00 PM - 10:00 PM <b>MAH JONGG CLUB</b></p>	<p>10:30 AM - 11:30 AM <b>AM YOGA w/Ella Noll</b></p> <p>1:00 PM - 4:00 PM <b>CANASTA CLUB</b></p> <p>5:00 PM - 6:00 PM <b>PM FREE Water Aerobics</b></p>	  <p>8:30 AM - 11:00 AM <b>Water Aerobics</b></p>																																																		
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	<p>8:30 AM - 11:00 AM <b>Water Aerobics</b></p> <p>4:00 PM - 7:00 PM <b>Caswell Sewer Mtg.</b></p> <p>5:00 PM - 6:00 PM <b>PM FREE WATER AEROBICS</b></p>	  <p>7:00 PM - 9:00 PM <b>ACA MEETING</b></p>	<p>8:30 AM - 11:00 AM <b>Water Aerobics</b></p> <p>2:45 PM - 5:00 PM <b>PM BRIDGE CLUB</b></p> <p>7:00 PM - 10:00 PM <b>MAH JONGG CLUB</b></p>	<p>7:30 AM Clubhouse Cleaning</p> <p>10:30 AM - 11:30 AM <b>YOGA w/Ella Noll</b></p> <p>1:00 PM - 4:00 PM <b>CANASTA CLUB</b></p> <p>5:00 PM - 6:00 PM <b>FREE Water Aerobics</b></p>	  <p>8:30 AM - 11:00 AM <b>Water Aerobics</b></p>																																																		
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  <p>6:30 PM - 9:30 PM <b>Arboretum Christmas Dinner at DUFFER'S</b></p>	  <p>8:30 AM - 11:00 AM <b>Water Aerobics</b></p> <p>5:00 PM - 6:00 PM <b>PM FREE WATER AEROBICS</b></p>		<p>8:30 AM - 11:00 AM <b>Water Aerobics</b></p> <p>2:45 PM - 5:00 PM <b>PM BRIDGE CLUB</b></p> <p>7:00 PM - 10:00 PM <b>MAH JONGG CLUB</b></p>	<p>10:30 AM - 11:30 AM <b>AM YOGA w/Ella Noll</b></p> <p>1:00 PM - 4:00 PM <b>CANASTA CLUB</b></p> <p>5:00 PM - 6:00 PM <b>PM FREE Water Aerobics</b></p>	  <p>8:30 AM - 11:00 AM <b>Water Aerobics</b></p>																																																		
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27	28	29	30	31	<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; font-size: x-small;">JAN 2010</p> <table border="1" style="width: 100%; text-align: center; font-size: x-small;"> <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></td></tr> <tr><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td></tr> <tr><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td></tr> <tr><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td></tr> <tr><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td></tr> <tr><td>31</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table> </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						
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**The Arboretum Association**  
**122 Flowering Bridge Path**  
**Caswell Beach, NC 28465**

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