



# The Arboretum News

April 2011

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

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## April Board Meeting

The meeting was called to order at 7:00 pm by President Mike Gould. Board members Alice Ervin, Bob Hittinger, Shirley McGraw, and Jim Czekalski were present. Bob Hittinger moved that the minutes of the last meeting be approved as submitted. Shirley McGraw seconded and it passed.

Treasurer Tom Kehoe reported a balance of \$49,358 in the Operating Fund and \$76,316 in the Capital Fund. Expenses last month included wind/hail, umbrella liability, and fire insurance for a total of \$8940. Wind/hail insurance was 10% higher than last year's cost. Also paid today was our portion of the cost of paving Pinehurst which was \$14,772. There are no outstanding assessments.

- Landscape: Jim Czekalski noted that 474 bales of pine straw should be delivered within the community by Friday, April 15th. He met with GreenMan and went over spring planting and trimming for this spring.

## 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.

\* *May: Tuesday, May 10<sup>th</sup>*

\* *June: Tuesday, June 14<sup>th</sup>*

*NO MEETING IN JULY*

\* *August: Tuesday, August 9<sup>th</sup>*

THE SOCIAL COMMITTEE  
INVITES YOU TO A  
PARTY ON THE  
CLUBHOUSE DECK  
SATURDAY,  
MAY 21<sup>ST</sup> AT 6PM  
MENU & DETAILS  
COMING  
SAVE THE DATE!

Regulations require that we move the BBQ grills off the deck and away from the building. A new pad will be installed off the back side of the deck for the grills. This should be done by the middle of May. Kayak pathway will be mulched in the next month or so.

- Caswell Sewer System: Jerry Johnson was not available. There isn't a meeting of CSS this month. Mike will have more about CSS under New Business.
- Building & Grounds: Bob Ahlers thanked Max McGraw for touchup painting on the

bridge where folks continue to run into the posts, etc. Painters were on site within the last few days to address the rust on the bridge columns. Pinehurst paving is complete. Storm water drains have been installed at the Pinehurst/Caswell Beach Road intersection and seem to be working well. Almost all of the irrigation systems in the common areas have been turned on.

- **Social:** Jeanne Campbell said that the Italian Dinner was delicious and thanked the community for supporting the social events. (Special thanks to Debra Ahlers and Alice Ervin for chairing this event.) The next event will be a Deck Dinner on May 21st from 6-9. More information will follow. ACA is chairing the July 2nd Parade and Hot Dog sale this year. Be thinking about how you plan to decorate your cart.
- **Pool & Spa:** Mary Bausch reports that everything is working fine. An inspection later this month may turn up some problems.
- **Caswell Beach Liaison:** Marty Hardy reminded us that the town meeting is Thursday, April 14th. The Litter Sweep was successful. The town is considering asking that owners who lease or rent their property keep the water and sewer in the owner's name. A workshop for the commissioners will be held in the future to discuss storm water policy. The town is considering an ordinance to allow Brunswick County to take over our tax collection for this year since the staff will be busy with the sewer coming on line. The cost should be the same one way or the other.
- **Architectural Review:** Marty Hardy stated that two approvals had been made this month.--one for a deck extension, and one for the lot being developed on Flowering Bridge Path.

- **Clubhouse Reservations:** Bo Plant reported one paid event this month.
- **Clubhouse Manager:** Rich Walsh will be removing the old grill from the deck and arranging for its pick up during the coming white goods collection. The emergency light in the pool area should be replaced. He was told that the clock in the pool room appears to be not working properly and may need replacement.
- **Security:** Bob Hittinger told us that the new deck door is operational and reminded everyone that you could exit through it but could not enter until a new security system is installed which would allow a third security card reader to be installed. A new system is being researched. The current system is 16 years old and parts aren't available. It appears the cost will be approximately \$7,000. He is finding that the lock on the tennis courts is not locked half the time. Please be sure to lock up behind you if you are using this facility. Eventually this will also be accessed with a security card reader. We are upgrading the clubhouse phone system to include wi-fi service in anticipation of the new security system.

### **New Business:**

- Mike Gould explained the Board's thoughts on the disbursement of the CSS closure funds as follows:

*"The ACA Board of Directors wishes to present to you its current thinking regarding the disbursement of funds resulting from the closure of the Caswell Sewer Service.*

*The funds that the Arboretum Community Association will be receiving are a result of the sale of the "collection system" to the town of Caswell Beach. The town did not*

buy the treatment plant or land under it.

The developer, The Caswell Partnership, installed the sewer collection system and the treatment plant as part of the total development. The cost for the system was recouped through the selling price of the lots.

The creation of the Caswell Sewer Service was a result of The Caswell Partnership not wanting to operate the system any longer. In 1996, the collection system and treatment plant and associated land were deeded to CSS for \$10.00.

The three HOAs, the Arboretum, Ocean Greens Homeowners, and Ocean Greens Condos became the Class A owners of CSS. Shortly after that time, the three HOAs provided seed money for the early operation of CSS. The Arboretum's portion was \$9,450. This seed money was paid for by all of the lot owners through their dues.

In Mike Gould's conversation with two Presidents of CSS, there were no capital improvements in the system or plant. All annual expenses were to process sewage and repair the system. Since 2005, the annual expenses average 35% over previous years reflecting the replacement of worn out equipment. The town of Caswell Beach's review of CSS expenses also resulted in the conclusion that no money had been spent for capital improvements, only repairs.

The town of Caswell Beach will be assessing all lot owners the same amount, whether there is a home on the lot or not, for the new town owned sewer system. Empty lots will also be charged a minimum monthly sewer fee.

Given the above information, The ACA Board of Directors feel that the fairest disbursement of the funds received by

the ACA for the collection system is that all lot owners receive the same amount regardless of whether there is a house on the lot or how long they have been owners."

The Board has not yet formally voted on this issue."







#### Q&A:

- Debra Ahlers said that the amount of the town's sewer assessment is unknown at this time. The system is still not complete and there are expenses ahead which will be part of the final assessment amount which the stimulus monies will not cover. Low interest grant monies which have been used to build the system will be paid back from monthly sewer billings over the next 20 years.
- Mary Bausch expressed concern about the over watering being done by irrigation systems causing pooling on the road which contributes to cracking of the asphalt and also jeopardizes the integrity of the new tennis court surface. She questioned the wisdom of having the community irrigation systems on when rainfall was plentiful and volunteered to be part of a committee to oversee the ACA irrigation systems.
- Jim Plant said that he watched a truck try to cross the bridge and when the barrier bar tapped its roof, the truck backed up and used the alternate roadway, proving that the barrier does work.

There being no further business, Alice Ervin moved that the meeting be adjourned, Bob Hittinger seconded and the meeting was adjourned.

Jeanne Campbell  
Secretary

# APRIL 2011

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					<p>1</p> <p>8:30 AM - 9:30 AM Water Aerobics First Session</p> <p>9:45 AM - 10:45 AM Water Aerobics Second Session</p> <p>1:00 PM - 5:00 PM Bring your own CRAFT DAY</p> <p>April Fool's Day</p>	<p>2</p>
<p>3</p> <p>Daylight Savings Time Begins</p>	<p>4</p> <p>8:30 AM - 9:30 AM Water Aerobics First Session</p> <p>9:00 AM - 11:00 AM ACA AGENDA MTG.</p> <p>9:45 AM - 10:45 AM Water Aerobics Second Session</p>	<p>5</p>  <p>9:00 AM - 12:00 PM BLANKETS WITH LOVE</p>	<p>6</p> <p>8:30 AM - 9:30 AM Water Aerobics First Session</p> <p>9:45 AM - 10:45 AM Water Aerobics Second Session</p> <p>1:00 PM - 2:30 PM Social Committee Meeting</p> <p>3:00 PM - 5:00 PM BRIDGE CLUB</p> <p>7:00 PM - 8:00 PM MAH JONGG CLUB</p>	<p>7</p>	<p>8</p> <p>8:30 AM - 9:30 AM Water Aerobics First Session</p> <p>9:45 AM - 10:45 AM Water Aerobics Second Session</p> <p>1:00 PM - 5:00 PM Bring your own CRAFT DAY</p>	<p>9</p> <p>4:30 PM - 10:00 PM SADIE HAWKIN'S DAY (Private Party) - Plant</p>
<p>10</p>	<p>11</p> <p>8:30 AM - 9:30 AM Water Aerobics First Session</p> <p>9:45 AM - 10:45 AM Water Aerobics Second Session</p>	<p>12</p>  <p>7:00 PM - 9:00 PM ACA MEETING</p>	<p>13</p> <p>8:30 AM - 9:30 AM Water Aerobics First Session</p> <p>9:45 AM - 10:45 AM Water Aerobics Second Session</p> <p>3:00 PM - 5:00 PM BRIDGE CLUB</p> <p>7:00 PM - 10:00 PM MAH JONGG CLUB</p>	<p>14</p>  <p>7:30 AM Clubhouse Cleaning</p>	<p>15</p> <p>8:30 AM - 9:30 AM Water Aerobics First Session</p> <p>9:45 AM - 10:45 AM Water Aerobics Second Session</p> <p>1:00 PM - 5:00 PM Bring your own CRAFT DAY</p>	<p>16</p>
<p>17</p> <p>PALM SUNDAY</p>	<p>18</p> <p>8:30 AM - 9:30 AM Water Aerobics First Session</p> <p>9:45 AM - 10:45 AM Water Aerobics Second Session</p>	<p>19</p>	<p>20</p> <p>8:30 AM - 9:30 AM Water Aerobics First Session</p> <p>9:45 AM - 10:45 AM Water Aerobics Second Session</p> <p>3:00 PM - 5:00 PM BRIDGE CLUB</p> <p>7:00 PM - 10:00 PM MAH JONGG CLUB</p>	<p>21</p>	<p>22</p> <p>8:30 AM - 9:30 AM Water Aerobics First Session</p> <p>9:45 AM - 10:45 AM Water Aerobics Second Session</p> <p>1:00 PM - 5:00 PM Bring your own CRAFT DAY</p> <p>GOOD FRIDAY</p>	<p>23</p>
<p>24</p> <p>EASTER SUNDAY</p>	<p>25</p> <p>8:30 AM - 9:30 AM Water Aerobics First Session</p> <p>9:45 AM - 10:45 AM Water Aerobics Second Session</p> <p>EASTER MONDAY</p>	<p>26</p>	<p>27</p> <p>8:30 AM - 9:30 AM Water Aerobics First Session</p> <p>9:45 AM - 10:45 AM Water Aerobics Second Session</p> <p>3:00 PM - 5:00 PM BRIDGE CLUB</p> <p>7:00 PM - 10:00 PM MAH JONGG CLUB</p>	<p>28</p>  <p>7:30 AM Clubhouse Cleaning</p>	<p>29</p> <p>8:30 AM - 9:30 AM Water Aerobics First Session</p> <p>9:45 AM - 10:45 AM Water Aerobics Second Session</p> <p>1:00 PM - 5:00 PM Bring your own CRAFT DAY</p>	<p>30</p>

# MAY 2011

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# JULY 2011

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	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center; font-size: small;">Jun 2011</p> <table style="width: 100%; border-collapse: collapse; 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>1</td><td>2</td><td>3</td><td>4</td></tr> <tr><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td></tr> <tr><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td></tr> <tr><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td></td><td></td></tr> </table> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center; font-size: small;">Aug 2011</p> <table style="width: 100%; border-collapse: collapse; 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>1</td><td>2</td><td>3</td><td>4</td></tr> <tr><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td></tr> <tr><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td></tr> <tr><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</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			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					<p style="text-align: center;">1</p> <p>8:30 AM - 9:30 AM Water Aerobics First Session</p> <p>9:45 AM - 10:45 AM Water Aerobics Second Session</p> <p>1:00 PM - 5:00 PM Bring your own <b>CRAFT DAY</b></p>	<p style="text-align: center;">2</p> <p style="text-align: center;"><b>10:00 AM -12:00 PM "GOLF CART &amp; BICYCLE PARADE" &amp; HOT DOG LUNCH</b></p>
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**The Arboretum Association  
122 Flowering Bridge Path  
Caswell Beach, NC 28465**

*Visit the Arboretum  
Website soon!*

*[WWW.ARBORETUMHOA.ORG](http://WWW.ARBORETUMHOA.ORG)*