



"TALLY" LLAMA

## TALAMORE WESTSIDE HOA NEWSLETTER

April 2009, Vol. III

Your Board of Directors (BOD) would like to update all property owners on **some** recent activities and actions conducted on behalf of the Talamore Westside Homeowners Association (TWHA):

- The TWHA Annual Meeting was held on Saturday, February 7, 2009. A copy of the minutes is attached.
- At is March 26, 2009 meeting, the BOD elected officers for 2009, as follows:
  - President (and acting Treasurer): Jay Donovan
  - Vice President: Candy Abbott
  - Director: Steve Moore
  - Director: Clare Leach
  - Director: Dan Pajak
  - Non-Director & Secretary: Connie Fletcher
- **Architectural Review Committee (ARC) Report:**
  - After serving on the ARC for four years, Vic Weinrich tendered his resignation. Vic has been an asset to the ARC and to the community, and we thank him for his participation.
  - The ARC nominated Paul Jett to replace Vic Weinrich. The BOD approved the nomination at its March 26, 2009 meeting, and appointed Paul to the ARC.
  - This change serves as a reminder to all homeowners that openings do occur from time to time on both the BOD and the ARC. Anyone with an interest in serving on either the BOD or the ARC should express their interest to a current member.
  - Attached is a copy of this year's ARC memorandum reminding all homeowners of the Talamore Master Guidelines and Covenants, as well as the maintenance of mailboxes. Please take appropriate action, if necessary, to keep yours looking presentable.
- **Those Pesky Mosquitoes:**
  - Jay Donovan will be setting up a meeting with those homeowners who have voiced experiencing significant problems with mosquitoes. He will discuss some options that they may wish to pursue in an effort to alleviate the problem. As Jay briefed those in attendance at the February 7 Annual Meeting, after significant research the BOD was unable to find a viable, cost effective and long-term solution for a Talamore-wide mosquito abatement program. Club management has also declined to expend monies to address a problem that appears to be restricted to some areas more than others. Club management had agreed to assist by digging trenches to help the water flow in front of the tee boxes at Hole #6, but subsequent research revealed that the heavy equipment required could not be used in those areas. As a result, trenches will not be dug, but those areas will be diligently cleared of all debris to help prevent stagnant pools of water.

- **Amendment to Exhibit C of the By-laws of the Talamore Homeowners Association, Article III, Notice of Meetings**, was passed by the homeowners at the February 7 Annual Meeting. Specifically, the amendment allows the BOD to notify homeowners by email of special meetings. Those homeowners who have not listed an email address with the BOD will continue to receive notifications by USPS mail. The amendment will be filed with the county offices in Carthage this month.
  
- **Safety Issues:**  
At the request of the BOD, the Town of Southern Pines agreed to install a sign post on Knoll Road alerting drivers of the approaching right-hand turn onto Highland View Drive. Hopefully, the sign will help slow down some of the tailgaters!
  
- **Home Security Reminders and Tips:**  
We all enjoy the peace and serenity of the Sandhills, but the reality of today tells us that we should not overlook common sense when it comes to home security. According to the Moore County Sheriff's Department, there are several simple techniques which have proven successful in preventing many residential break-ins. The vast majority of home break-ins are through the doors and windows of a residence. Proper securing of these points of entry is a very important part of home protection. Outside the home, trim all trees, bushes and shrubs that offer concealment. Install outside lighting to eliminate dark areas around doors and windows. The Office of the Sheriff of Moore County has published a very useful booklet entitled *Citizens Guide to Security* which is available by contacting the Sheriff's office at (910)947-2931. You may also log onto the website of the Moore County Sheriff's Department at <http://www.co.moore.nc.us/pages/sheriff/sheriffindex.htm>.
  
- **In Case of Emergency:**  
In the event that you must dial **911** for fire, police or EMS, be prepared ahead of time for emergency personnel to be able to find your house quickly. Some tips are:
  - Your mailbox with house number is a key factor for emergency personnel to identify your residence.
  - Make sure your driveway, walkway, door and hallways are cleared of obstacles so emergency folks can get right in.
  - Have medicines and patient medical information ready in advance, along with your health insurance card and driver's license.
  - Consider installing a special light that flashes at your front door. There are special hardwired lights that are made for this purpose, under \$20. Portable flashing lights can help as well.
  - Consider sending someone out to the street in front of your house to waive in the arriving emergency crew.
  - Remember, time is critical or you would not be calling **911** for emergency assistance. So help yourself by making it easy for these folks to find you and get in quickly.

We welcome your comments and suggestions on ways to improve our wonderful neighborhood. Remember, there is a Suggestion Box in the Pro Shop for everyone's use.

TALAMORE WESTSIDE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS

Jay Donovan, President ([jdonovan8@nc.rr.com](mailto:jdonovan8@nc.rr.com), 246-6307)

Candy Abbott, Vice President ([abbottcc@nc.rr.com](mailto:abbottcc@nc.rr.com), 692-4757)

Steve Moore ([smoore21@nc.rr.com](mailto:smoore21@nc.rr.com), 692-7057)

Clare Leach ([cleach@nc.rr.com](mailto:cleach@nc.rr.com), 692-3448)

Dan Pajak ([pajakllama@nc.rr.com](mailto:pajakllama@nc.rr.com), 246-0558)

Attachments:

ARC Memo

Minutes from February 7, 2009 Annual Meeting

TO: ALL HOMEOWNERS

FROM: TALAMORE ARCHITECTURAL REVIEW COMMITTEE

DATE: April 6, 2009

RE: MASTER GUIDELINES & COVENANTS

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In May 2006, the ARC distributed to each household a copy of the Master Guidelines and Covenants for the community of Talamore.

The committee would like to remind everyone to refer to these documents from time to time, especially when contemplating changes to the exterior of your home, including landscaping. If considering an addition to your residence, it is important that you refer to the plat and the *building envelope* that pertains to your lot. This also applies to retaining walls and patios. Trees should not be cut down without approval. We suggest that you submit an application with drawings to the committee prior to committing payment to a contractor for work to be done.

Applications for banners, statuary, water features and other exterior ornamentals that you may consider placing on your property must also first be submitted to the ARC for approval. Flying the U.S. flag is permitted. However, if you intend to display the flag on a flagpole, an application must be submitted indicating the intended site of the pole.

Also, repeating our message of last year, we ask that you take a look at the condition of your mailbox. Several homeowners have not addressed this issue. It may be time for your mailbox to be repainted (black) and to also replace the llama and house number decals. Please straighten and secure the post, if necessary. As noted in the November 1, 2007 memo from the Talamore Westside Board of Directors, homeowners (except new construction) are responsible for purchasing new decals. They may be purchased from Sandhills Signs on Rt. 5 in Aberdeen. Their office is on Fields Drive, about 750 yards from The Pit golf course. The cost for two llamas and two sets of house numbers is under \$10.00, plus tax. The llama should be placed at the rear on each side of the mailbox and the house number in the middle, directly above the post. You may call ahead (910-944-6004) to order your decals. Should your mailbox and/or post need replacing, it will be the responsibility of the homeowner to purchase these items. Please contact a member of the ARC to discuss the requirements for any such replacement.

And, lastly, if you sell your home, please remember to pass along the copy of the Master Guidelines and Covenants to the new owner.

Comments and/or questions regarding the Master Guidelines and Covenants can be directed to any member of the ARC. Current members of the ARC are:

Ron Callahan ([ronxuan@embarqmail.com](mailto:ronxuan@embarqmail.com)) 692-3956  
Connie Fletcher ([cfletcher10@nc.rr.com](mailto:cfletcher10@nc.rr.com)) 693-9817  
Paul Jett ([pkjbj@yahoo.com](mailto:pkjbj@yahoo.com)) 692-5245  
Dee Dee Russ ([dd.russ@hotmail.com](mailto:dd.russ@hotmail.com)) 246-6124  
Jack Zellers ([pzellers@embarqmail.com](mailto:pzellers@embarqmail.com)) 692-7758

## TALAMORE WESTSIDE HOMEOWNERS ASSOCIATION

### MINUTES OF THE ANNUAL MEETING

February 7, 2009

The Annual Meeting was called to order at 11:00a.m. by President, Jay Donovan.

**BOD Present:** Jay Donovan, Candy Abbott, Mike McClellan, Steve Moore, and Jeannine Southers. Also present was Connie Fletcher, Secretary.

**Attendees:** 48 attendees, representing 33 households of 87 properties (38% of total).

**President's Welcome:** Jay Donovan introduced and thanked the members of the Board for their active participation. **Mike McClellan** and **Jeannine Southers** have fulfilled their three-year terms. Accordingly, two nominees will replace these directors. **Jay Donovan, Candy Abbott and Steve Moore** have completed one year of their three-year terms and will remain as directors for the coming year.

A moment of silence was held in memory of those homeowners who passed away during 2008.

Jay Donovan welcomed homeowners who moved into Talamore during 2008: Larry and Mary Ann Crawford, Neil McKenzie, and Norman and Helen Wilson.

**Approval of 2008 Annual Meeting Minutes:** Jay Donovan advised that the minutes from the January 18, 2008 Annual Meeting was approved by the BOD at their meeting on February 20, 2008. Shortly thereafter, copies of those minutes were distributed to all property owners via email or USPS mail.

**2008 Profit & Loss Report (through December 31, 2008):** Jay Donovan reported that the association continues to be in good financial condition. However, the statement contains erroneous entries that need to be corrected by the CPA. Namely, the amount charged to TWHA for the front entrance landscaping (25% of the total), and any charges imposed by Wachovia Bank when the association's checking account was transferred to BB&T. Accounts Receivable reflects monies not actually received (i.e., homeowner annual assessment fees not yet received and related costs to clean up an undeveloped lot). Glen Moor Restricted Funds do not reflect water bills to be paid.

**2009 Budget Proposal:** Jay Donovan reported:

- 4010 Annual Assessments: 87 lots x \$350.00 = \$30,450.00
- 5000 Irrigation Costs: Remains the same (\$500.00)
- 6001 Utilities/Street Lights: Remains the same (\$400.00)
- 6010 Common Area Maintenance increased by 3.3% in accordance with the maintenance contract
- 6031 Legal Fees reflect additional attorney fees in anticipation of a lien to be placed against property owner of undeveloped lot. When property is sold, fees will be collected plus interest
- 6140 Office/G&A Expense decreased to reflect savings on postage and printing
- 6200 Management Fees increased by \$50 in accordance with the management contract
- 6025 Master Reserve Expenses indicates \$667.00 available for unbudgeted expenditures

**Old Business/Updates:** Jay Donovan reported on BOD actions during 2008:

- Periodic HOA newsletters will be issued as a means of improved communications between the BOD and homeowners.
- Talamore Future Developments (as provided by John McDougald at his meeting with Jay Donovan on February 4):
  - Talamore golf course is not for sale, as rumored.

- Talamore Partners Incorporated (TPI) investigated the possible acquisition of Longleaf and Hyland Hills. TPI decided that both acquisitions were too expensive to be profitable due to many factors related to golf course conditions, clubhouse renovations required, etc.
- Talamore and Mid South both lost money during 2008 as a direct result of the economy, loss of jobs and the high cost of gasoline. Moore County golf resorts lost 11-17% of their revenues.
- The addition to the Talamore cabana has been placed on hold. The cabana will receive new chairs and carpet, as well as interior painting this year.
- Talamore *Eastside* development along holes 11, 13, 14 and 15 is not likely at this time in lieu of the current economy. Also, the sale price of the tract of land along Midland Road and Talamore Drive that would provide more access is presently too high.
- The developer of Camden Villas at Mid South has been granted a 12-month extension on his option to buy and develop the tract of land along and behind hole #8. The development plan would be to construct a village of single-family homes in quads, similar to Camden Villas.
- **Golf cart crossings/speed limit safety issue:**
  - Crossing areas have been striped.
  - Candy Abbott reported on her meetings with the Chief of Police and Assistant Town Manager, Southern Pines, regarding a request to reduce speed limit:
    - 35mph is the regulation for Town of Southern Pines roads and, therefore, speed limit will not be reduced
    - An additional speed limit sign was installed on Talamore Drive
    - Police may monitor speed limits from time to time
    - Residents are encouraged to call 800 numbers on UPS, Fedex and other delivery trucks to report speeding trucks.
    - Town may agree to install a new sign “Intersection Ahead” or “Blind Intersection Ahead” before eastside Knoll Road entrance.
- **Common Area Maintenance:** Jay Donovan reported:
  - John McDougald agreed to cut back corner of McNish and Highland View.
  - Pinestraw has been put down in that area.
  - The overgrowth of trees and bushes along McNish Road near the wetland area has been trimmed back, as requested.
  - Also agreed to water more often along Talamore Drive and Highland View Drive (opposite Glen Moor homes) and to reseed in the spring.
    - Homeowners noted that lawnmowers are set too low for those areas.
- **Undeveloped Lot Clean Up:** Jay Donovan reported that one property owner refused to have his the HOA attorney (club management’s attorney) to write a letter to the property owner. Absent a response to the undeveloped lot cleaned up. After no response to several certified letters regarding this issue, the BOD requested attorney’s letter, the BOD hired a contractor to clean the lot. This expense, along with attorney fees and 12% interest, has been charged to the property owner. The next step will be to place a lien against the property.
- **Mosquito Issues:** Following concerns expressed by homeowners at the 2008 Annual Meeting, Jay Donovan met with John McDougald to discuss what role the club management would be willing to play in an attempt to combat the mosquito problem at Talamore. Chuck Lillie and Jay Donovan also met with several agricultural extension agents to discuss the mosquito issue, especially in and near wetlands. Below is a summary of these meetings:
  1. Installation of bat houses. Bats eat mosquitoes and help reduce the problem. Bat houses must be installed in open areas to attract bats. All possible sites for bat houses are located on golf course property and would require their approval. John McDougald does not believe that bat houses are effective. It is possible that some homeowners and visiting golfers would find the bat houses unsightly, in addition it is difficult to attract bats and many times bats do not nest in the constructed houses.

2. Small fish can be added to streams in the wetland areas. These fish eat the mosquito larva. Taylor Williams from Moore County Cooperative Extension believes that fish would be ineffective after visiting our site. The mosquito breeding areas at Talamore are located in pools of standing water.

3. Use of either Altosid or bti dunks are an ongoing process that does not eliminate all mosquito larva and is quite expensive. Use of these chemicals requires special certification. All other use is illegal. Taylor Williams again indicated that the dunks in our wetlands would lose their effectiveness much quicker than the advertised 30 day or 150 day period.

4. Restructure the wetland areas by digging lateral ditches to channel standing water into the stream that flows through the areas. This would eliminate the soggy mires where mosquitoes are breeding. Taylor Williams believes that this method could significantly reduce the mosquito population. This work could be done during the winter when the wetland growth is cut down. The cut growth must be removed before digging channels. This procedure would require golf course permission and HOA expense.

5. Taylor Williams indicated that the best-case scenario would be to decrease the size of the wetland areas by landscaping and adding more grass. In the reduced wetland areas, he recommends proper drainage of water into the stream and planting of appropriate scrubs that would absorb water to prevent the formation of standing water or soggy mires. Again, this remedy requires significant help from the golf course, and must be completed by hand. No use of machinery is allowed in wetland areas.

**Note:** Taylor Williams captured and identified two mosquitoes in the Talamore wetlands as Asian tiger. These mosquitoes bite during the daylight hours and travel about 100 yards from their resting area. He did indicate that calm nights are when mosquitoes can travel the 100 yards. Winds do limit the distance that they travel to feed.

Club management (John McDougald) advises:

- The golf course areas are to remain natural.
- TWHA will be allowed to put down safe chemicals, at no expense to the golf course.
- Club management indicated that they would dig trenches.
- The water that flows from the wetland area on hole #6 flows through LONGLEAF golf course by ditches and pipes that feed into a lake. An underground pipe has collapsed, and the pipe belongs to, and would be the responsibility of, LONGLEAF. If this pipe were not repaired, then water flow would be blocked. The BOD will look into this issue.

Budget considerations do not allow the BOD to be able to move forward to further resolution of the mosquito issue. The cost of chemicals would be high, and a professional contractor would be required to be hired.

Jay Donovan advised that he would work with homeowners who may wish to pursue this issue further.

- **Front and Rear Entrance Landscaping:** Club management installed new landscaping at the front and rear entrances, along with signage at the rear entrance. As previously advised, TWHA was responsible for 25% of the cost.
- **Holiday Decorations:** Club management provided fall decorations at the rear entrance. At a minimal cost, the BOD installed Christmas lights on the three crepe myrtle trees at the front entrance, and in 2009 will add lighting to the two crepe myrtles on each side of the front entrance.

**Architectural Review Committee Report:** Connie Fletcher, Chair of the Talamore ARC, reported that the ARC reviewed 10 applications during 2008, primarily landscaping requests. She also informed attendees that there remain 10 undeveloped lots. Attendees were reminded to refresh mailboxes with new paint and decals, as needed. The ARC plans to distribute a memo with pertinent information to all homeowners.

**Amendment to HOA Bylaws:** A proposed revised amendment to Exhibit C of the HOA bylaws, Article III, Meetings of Members, was distributed to all property owners. The amendment would allow notice of each meeting of members to be transmitted by electronic mail (email) to those members' email address on record with the HOA. Notice would be sent by USPS only when the member has no email address on record with the HOA. Ballots were distributed and collected at the meeting. A motion to amend the bylaws was made by Judy Davis; seconded by Brenda Geist; motion carried.

**Selection of Two Nominees to the BOD:** Ballot forms were distributed to attendees for the election of two new directors, noting only one vote per household. The ballots were counted and both nominees, **Clare Leach and Dan Pajak**, were elected. Roger Dreisbach motioned that the elections be passed; seconded by Candy Abbott; motion carried. Election of officers will occur at the next meeting of the new BOD.

**President's Closing Comments:** Jay Donovan thanked past and present members of both the Board of Directors and the ARC for their contributions to the community.

**Adjournment:** Cookie Dreisbach motioned that the meeting be adjourned. Ron Callahan seconded and the motion carried. The meeting adjourned at 12.10 pm.