



Community Relations - OPPOA NEWSLETTER

Our goal is to send out a quarterly newsletter via email to update the membership with information, but also a fun read. We are working on the process of distribution for a more consistent newsletter.

We appreciate your patience as we navigate this new asset. If you have feedback, please address it to:

communityrelations@oldepoint.net



OLDE POINT SCOOP

ISSUE NO 01 | OCTOBER 2023 | KICK-OFF



Hello neighbors - We are excited to launch the first-ever Olde Point Property Owners' Association (OPPOA) newsletter!

Thank you for taking a few minutes to peruse the newsletter to learn about topics of interest, local happenings/events, announcements, answer common questions, key meeting notice updates, OPPOA reminders and the like. The aim is to help with transparent communication, help all of us enjoy the neighborhood and if interested become more active in our stellar neighborhood.

Upcoming Fun Olde Point Events

Halloween is around the corner! Check out the local event being planned – come join the fun... (cont'd page 2)

Bring yourself, family, friends of any age are welcome, meet new neighbors, dine with the food truck, get some treats! We need donations and/or volunteers:

<https://www.signupgenius.com/go/70A094DA4AB2CASF1-trunk>

*******REMINDERS*******

- ❖ Forgot to pay your annual dues? Pay online (website below) or mail to: PO Box 202 Hampstead, NC 28443
- ❖ Looking to modify your yard/add a fence and other outside updates? Contact the Architectural Control Board for questions and forms.
- ❖ Get involved ->Committees and neighborhood events.
- ❖ And more local information -> check out the Olde Point website: <https://oldepoint.net/index.html>

GET INVOLVED

Come join the fun – We are always looking for volunteers to help with various fun happenings including holiday events, local meet & greet events, neighborhood beautification, neighborhood watch team. Interested in signing up email: communityrelations@oldepoint.net

Beautification - Earth Day 2023





Community events are an inexpensive way to make your neighborhood more desirable which can increase your property value!

“The best way to make a good neighborhood is to be a good neighbor.”

-Dr. Martin Luther King Jr.

We are always looking for volunteers to help with community relations and events! Contact communityrelations@oldepoint.net to get involved.

Road Report

2024 Road Repairs

Quotes:

Coquina	\$12,160.00
Shearwater	\$2,925.00
Skimmer Cove	\$1,012.50
Total Estimate	\$16,097.00
Total 2024 Road Budget	\$16,000.00







Fred Smith Company
 701 Corporate Center Drive, Suite 101
 Raleigh, NC 27607
 Ph. 919-783-5700 Fax: 919-783-6072
 NC Contractor's License #43848

To: Olde Point Property Association
Address: P. O. Box 202
 Hampstead, NC 28443

Attn: Bill Keith
Phone: [REDACTED]
Email: [REDACTED]

Project: Olde Point Street Repairs

Bid Date: 12/6/2022

Olde Point Street Repairs						12/6/2022
Bid Item Code	Description	Quantity	Unit	Unit Price	Ext Price	
Skimmer Cove						
1000	<u>Patch</u> - Remove 1.5" existing asphalt, Install 1.5" S9.5B asphalt	3.5	SY	\$75.00	\$262.50	
2000	<u>Crack fill</u> - install hot rubberized crack filler in cracks larger than ¼"	1	LS	\$750.00	\$750.00	
Shearwater Dr.						
3000	<u>Patch</u> - Remove 1.5" existing asphalt, Install 1.5" S9.5B asphalt	39	SY	\$75.00	\$2,925.00	
Oystercatcher Dr. (from Shearwater Dr. to new pavement)						
4000	<u>Wedge/Pave</u> - Clip edge of pavement, apply tack coat, Install 1" +/- of S9.5B asphalt, install 1" of S9.5B asphalt	3605	SY	\$20.40	\$73,542.00	
Coquina Rd.						
5000	<u>Wedge/Pave</u> - Clip edge of pavement, apply tack coat, Install 1" +/- of S9.5B asphalt, install 1" of S9.5B asphalt	440	SY	\$25.25	\$11,110.00	
6000	<u>Patch</u> - Remove 1.5" existing asphalt, Install 1.5" S9.5B asphalt	14	SY	\$75.00	\$1,050.00	
Grand Total:					\$89,639.50	

OPPOA Private Roads



OPPOA Private Roads

Road	Linear Feet	Linear Yard	Linear Miles
Ridge Rd	465	155	
Marshview	265	88	
Deer Cove	306	102	
Olde Point Circle	136	45	
White Heron Cove	809	270	
Coquina Rd	329	110	
Gull Rd	1631	544	
Osprey Dr	1094	365	
Skimmer Cove	194	65	
Oyster Catcher Dr	1671	557	
Cord Grass	1655	552	
Shearwater	2904	968	
Sea Turtle	376	125	
Green Tee (N&S)	2137	712	
Brent St	687	229	
Golf View	162	54	
Wedge	266	89	
Mill Dam	351	117	
Totals	15,438	5,146	3

PROPOSAL

2" MILL & PAVE - 3,450 SY

Mill and Pave 3,449 Square Yards, to a depth of 2.00 inches.

- This work is performed by milling proposed area and removing asphalt from the site.
- The vertical edges of the open patch will be tack coated using CRS2 emulsion.
- New asphalt will then be placed by a self-propelled paving machine at the above depth and rolled and compacted to a uniform consistency .
- The finished elevation of the new asphalt will match the adjacent pavement surface.
- We will not be responsible for ponding water or poor drainage in areas where the grade is less than 2%.
- Purchaser is responsible to ensure all vehicles are removed (towing if required) from the affected areas no later than 7:00 a.m.

Price: \$92,843.00

UNDERCUTTING

There will be an additional charge of \$125 per ton for removal of bad sub-grade and installation of ABC stone if needed.

Price: \$0.00

MOBILIZATION OF EQUIPMENT

Price: \$3,842.00

UTILITY LOCATE

Price: \$1,843.00

TRAFFIC CONTROL 1 DAY

\$2,964 Per Day

Price: \$2,964.00

TOTAL PRICE OF THIS PROPOSAL AS PRESENTED:

\$101,492.00

Budget Proposal

Olde Point Property Owners Association
PO Box 202, Hampstead, NC 28443
2023 OPPOA Budget

ACCOUNT SUMMARY

		2023 Beginning Balance	2023 Ending Balance
Road Maintenance Reserve	\$	43,487.12	47,122.61
Money Market	\$	73,365.38	75,279.43
Construction Escrow	\$	15,070.00	11,070.00
Checking Account	\$	15,490.06	20,143.59
Electronic Payment Account	\$	1,500.00	1,500.00
TOTAL	\$	148,912.56	\$155,115.63

INCOME SUMMARY

		2023 Budget	2023 Actual	2024 Budget
Donations, Vol. Dues. Refunds	\$	-	3,925.00	0.00
Interest Income	\$	-	3,049.54	0.00
Membership Due	\$	28,000.00	27,420.57	28,000.00
TOTAL	\$	28,000.00	34,395.11	28,000.00

EXPENSE BUDGET

		2023 Budget	2023 Actual	2024 Budget
Administrative	\$	2,000.00	1,840.29	2,000.00
Architectural Control	\$	200.00	0.00	200.00
Beautification	\$	2,500.00	1,616.99	2,500.00
Community Relations	\$	500.00	56.55	500.00
Copying, printing	\$	500.00	267.03	500.00
Insurance	\$	2,700.00	2,614.00	3,100.00
Legal	\$	17,500.00	17,105.58	5,000.00
Postage	\$	900.00	671.61	900.00
Miscellaneous	\$	200.00	0.00	200.00
Neighborhood Watch	\$	200.00	0.00	200.00
Road Repairs	\$	2,500.00	0.00	16,000.00
Website	\$	400.00	19.99	900.00
TOTAL	\$	30,100.00	24,192.04	32,000.00

Interest Rates:

We previously had a .01% interest rate for the Road Maintenance Reserve and Money Market account. We earned a total of \$10.34 in interest for the entire year of 2022. After inquiring about a better rate, PNC was able to give us 3.50% interest effective starting in April 2023. We have earned a total of \$3,049.54 in interest for 2023.

Three Motions

1) Motion to permanently establish the Water Rights Committee

The purpose of this committee is to ensure continued compliance with the HVYC. The committee will develop an open line of communication between OPPOA and HVYC for transparency. The goal of this committee is to develop a neighborly relationship with HVYC and continue to work together for years to come.

2) Motion to not have more than two (2) Property Owners with ownership interest in the HVYC may serve on the Board of Directors at any given time.

This is due to the conflict of interest and wanting to keep the majority of OPPOA members best interest at heart.

3) Motion to increase the OPPOA Annual dues to \$100.

Technically, each property will be assessed an additional \$50.00 to go specifically towards road repairs. In 2030, this assement will be transformed into annual dues with the update of the OPPOA covenants.

Questions and Answers

MEETING AJURNS

at 8:30 pm