

KNOB CREEK NEWSLETTER

Spring, May 14, 2024



Happy Spring to everyone.



Clean up!

In the Winter Newsletter the Board asked for your cooperation in cleaning up any unsightly areas of your property. Thank you for making those improvements. Please relocate things such as old bicycles, garbage cans, old flowerpots, unusable building supplies or other clutter that is visible from the

road.

Survey

We will be sending out a survey within the next two weeks to get your ideas and opinions about roads, covenant revision, the Knob Creek website, and other items. We will create the survey using the "Survey Monkey," website, so it will arrive in your email.

Lights

Many of us have installed motion lights and those nice string lights around decks and porches. Some motion lights are so sensitive that the slightest movement of branches can set them off. Some string lights have adjustable brightness settings. Please be aware of neighbors who might be disturbed by your outdoor lights or all-night string lights especially if they are shining into bedroom windows.

Assessments

This year the board has had a challenging time collecting overdue assessments. Board members had to check past deposit slips, bank records and files to document payments for years past. About 30% of assessments were in arrears as late as March 2024, or about \$20,000. The number is now down to about 5%.

In the upcoming year, Homeowners will receive a schedule of due dates included with the assessment invoice. The schedule will show when payments are due, when late notices will be sent and if necessary, *Notices of Intent to File a Lien*. The Board is asking homeowners to prepare now to be able to pay on time. The assessment will remain at \$600.

Leaf removal/Ditch & Culvert cleaning

The covenants say homeowners are responsible for maintaining ditches and culverts in front of their properties. It is difficult to get all homeowners to do so on a consistent basis. The Association has budgeted monies to pay a contractor to clean the ditches and culverts. Runoff rainwater cannot flow through culverts and along ditches when they are clogged with leaves and debris. The Association has also been paying to have excessive leaf buildup on the roadsides cleared. The contractors try to blow leaves into the wooded areas, but despite their efforts some leaves end up in yards.

Roads

The road committee members are Doug Selman, Melissa Robinson, Tony Buqueras and Jack Grogan. They have been overseeing the following road work budgeted for 2023-24.

- The ditching/drainage work done on **Knob Creek Road**. In the areas that are the steepest, rocks were placed in the ditches.
- An emergency repair was needed for a section of **Knob Creek Road**. The emergency repair was not on the budget as it was not apparent until work on the ditches began.
- In Area II, the **median** on Three Mile Knob was repaired and modified because large trailers and dumpsters trying to turn from Chestnut Ridge onto Three Mile were hitting and damaging the median.
- Also in Area II, a section of **Laurel Ridge Road** was slowly collapsing. The contractor found decaying stumps under the asphalt, as the cause of the dip in the road.
- **Paving Willow Ridge Road**. The Board hopes everyone has had the pleasure of driving on our first newly paved road—**Willow Ridge**, which runs beside the Pond and Playground and connects the two areas of Knob Creek. It is nice.
- Not in our budget but the board got Aqua to finally **pave areas** of the roads they pulled up when repairing water lines.



DOT Project

As you may know, the North Carolina Department of Transportation (DOT) will be widening **Wilson Road**. The DOT representative told Jack Grogan; work should begin soon. They will begin with the power lines but will wait until fall to take down trees as there is a moratorium on removing trees to preserve bat habitats. The road will remain two lanes but will be straightened and bike lanes added. The DOT bought properties along Wilson Road and have torn down several houses. Unfortunately, both of our pretty stone entrance signs will have to be torn down as well. The DOT will be reimbursing Knob Creek Homeowners Association sometime soon. We will let you know when we get the checks!

Playground

Board member, Karla Mitchell, chairman of the Playground Improvement Committee volunteered for that position after observing a young Knob Creek couple attempting to put their child into one of the baby swings. The ropes attached to the swing were rotten and the swing was filthy. So, they left. Karla went into action. She ordered new swings—one for babies and the two others for everyone. She found a good price to have the playset pressure washed, which had become black with mildew. The contractor threw in cleaning the wooden Pond sign. They both look great. The Board will see if we can squeeze out funds to cover expenses. Here is a picture of “Little Jack” enjoying the new swing. Karla’s committee has more ideas to make the Pond area more appealing for picnics or just sitting and relaxing.



For more info

Knob Creek has a website www.knobcreekhoa.com. The password for Homeowners is HOA2023. There you can find several resources:

- The *Covenants*, and the recently approved *Amendment to the Covenants*.
- The “cleaned up” copy of the *By-laws*. The *By-laws* underwent a revision last summer. Prior to Nov. 2, 2024, Annual Meeting the Board sent out copies of the By-laws with proposed changes, additions, and deletions. It was messy looking, but Homeowners could compare the old version and the new version before voting to approve the revision. Since the meeting Board members have retyped the By-laws and the final, readable copy is now available.
- The *Application for Improvements* which Homeowners submit prior to making improvements to their properties. It has been revised, making it easier to fill out and more informative. We have created a separate *Application for New Homes* because more information is required for a new home. Also, the road impact fee is higher, and it has a date of completion.
- Tree form



Covenants

The President is in the process of appointing a Covenant Revision Committee. Our Covenants have served Knob Creek well and will continue to be our governing document. The original Covenants were written in 1974 and seven amendments followed shortly thereafter that mostly added new roads to the development. In 2008, the Covenants were revised again. There are reasons for the revision:

1. Since the early 2000's, most Homeowners Associations have moved toward aligning their covenants with the *North Carolina Planned Community Act*. It is referred to as “**47F**” and serves as an overall umbrella which all communities are subject to. It does not replace the covenants because each HOA is unique and has guidelines specific to their community. 47F provides guidance if there is a gap in the HOA's Covenants. Knob Creek recently applied **47F** to cover a specific problem for which our Covenants did not cover. We should align our Covenants with **47F** to give them more legal standing and clarity for Homeowners.
2. There are areas of our Covenants that do not give specific information on an issue. An example is our section on Nuisances. We need to add specifics to give Homeowners more information on what constitutes a nuisance.
3. There have been new innovations that now exist that need to be addressed. Examples are solar panels, lights, and short-term rental properties.
4. Some of the wording within the Covenants can be difficult to interpret. Simplifying but not changing meaning will make the Covenants more readable.
5. The amendments to the Covenants should be brought in under one document.

Old newspaper boxes

Some of the unused newspaper boxes are looking moldy and ragged. You may want to consider removing yours if you have one that is no longer needed.

Dogs



Knob Creek Homeowners love their pets but sometimes the dogs get loose and run around the neighborhood. This can create a problem for a Homeowner walking a dog on a leash.

One Board member remembers moving to Knob Creek when no one else was on her block except she and her dog so her dog ran loose. But more of us live here now. So, please keep those doggies home or walk them on a leash.

Knob Creek will be fifty years old!



Knob Creek Homeowners Association was formed in 1974. Happy birthday to us. Knob Creek needs to have a celebration to include food, prizes, a big cake, balloons, and hopefully, lots of Homeowners.

Annual Meeting for 2024-25

The By-laws give the Board the flexibility to appoint the date for the Annual Meeting. In years past it was held in late August. The last Annual meeting had to be postponed to November due to several reasons. Some homeowners said they liked having the meeting during the cooler months. Late August is a busy time for Homeowners. Some are still on vacation and that week always coincides with the first week of school. You will receive information later in the year on the date.

Thank you to everyone who has submitted the *Tree Form* or the *Improvement Form* prior to cutting trees or doing exterior work on your home or property.

We appreciate the emails thanking board members.

Sorry, the Newsletter was so long again, but a lot happens in Knob Creek.

Useful addresses:

Website—www.knobcreekhoa.com

To mail correspondence--Knob Creek HOA, P. O. Box 1228, Pisgah Forest, NC 28768

To contact the Board, KCHOAinfo@gmail.com

To contact the treasurer, treasurer@knobcreekhoa.com

Board Members:

Jack Grogan, President, and member of all committees

Nancy Grogan, Secretary and Covenant Revision Committee

Haley Beaupre, Treasurer

Melissa Robinson, Road Committee and Architectural and Environmental Control Committee

Karla Mitchell, Playground/Pond Improvement Committee, Covenant Revision Committee Chair

Susan Stockham, By-Law Revision Committee

Tony Buqueras, Road Committee and Architectural and Environmental Control Committee

Doug Sellman, Road Committee and Architectural and Environmental Control Committee