

OLDE VINEYARD HOA – SPRING NEWSLETTER

Working Together to Strengthen Our Community

Meet Your New HOA Board

Following the February annual meeting, your newly elected Board is:

Position	Name	Committees
President	Memphis Ritchens	Facilities/Landscaping; Legal/Insurance
Vice President	Garfield Duncan	Facilities/Landscaping; Legal/Insurance
Secretary/Treasurer	Denise Cooke	Finance
Historian/Board Advisor	Carol McDaniel	Finance; Community Advisor
Residential Board Member at large	Beverly Brauer	Community Advisor
Board Members at large	Ron and Belle Wall	Communications; Website administration

What We're Working On

Your Board has been actively meeting and taking action, based on the feedback of the owners. Here are the top priorities:

1. Building repairs and maintenance
2. Delinquent HOA dues
3. Security, insurance, and compliance with the HOA Declaration of Condominium
4. 2026 budget planning including projections for HOA dues increases
5. Improved communication with Owners and Residents

Progress underway:

- Contractor quotes for repairs and landscaping completed; some work initiated.
- Development of a community website nearly completed; available mid-April
- Preliminary 2026 budget completed
- Entranceway retaining wall damage has been reported to the City for their repair

 *You'll begin seeing visible improvements soon*

Educational Corner and Friendly Reminders

Keeping Olde Vineyard clean, safe, and enjoyable requires **everyone's** participation:

Trash & Bulk Items

- Trash belongs in dumpsters **only**
- No large items outside dumpsters
- Bulk pickup days are being explored for items that will not fit in a dumpster
- Winston-Salem residents can get 2 free landfill passes per year by going to the City of Winston-Salem website for use of Hanes Mill Road Landfill or the 3RC EnviroStation.

Recycling

- Recyclable bins are for recycle use **only**
- Did you know that non-recyclable trash in a blue bin contaminates everything and forces the crew to dispose of it in the dump? Please, be respectful of other's efforts to recycle.

Liability Insurance Requirement

- Minimum \$300,000 liability coverage per unit at all times
- Submission of proof must be sent annually by June 30 to info@OldeVineyardHOA.com or to HOA Secy/Treasurer 250 Olde Vineyard Ct. Winston Salem, NC. 27104

Parking

- Residents may have a maximum of 2 vehicles per unit parked on a regular basis
- All vehicles must be operational and properly registered
- *Non-compliant vehicles may be towed*

Pets

- Must be leashed while walking in the community
- Owners must clean up after pets

 *Security cameras will be installed soon to support compliance.*

HOA Dues Update

Dues have not increased in 7+ years!! That, along with continually rising costs, has significantly impacted our reserves.

Important Dues Policies for your education:

- **Payment required by the 10th of every month**
- **After the 10th:** \$20 late fee
- **30+ days:** 1.5% interest + loss of voting rights
- **90+ days:** Lien and possible foreclosure action
- **If foreclosure becomes necessary,** the HOA is legally able to collect all fees associated with this action.

*** The Board is actively addressing delinquent accounts to ensure fairness to all residents. ***

New Dues Structure voted on by the Board:

- **\$190/month starting July 2026**
 - Annual increases will begin January 2027 (based on cost of living, ~2.5–3%)
 - ✓ Helps avoid large special assessments
 - ✓ Supports ongoing maintenance and safety
 - ✓ Strengthens long-term financial stability
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Coming Soon

- Online HOA payment options
 - Community website for updates, documents, and communication
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Special Thanks

A heartfelt thank you to **Carol McDaniel** for her extraordinary service over the years. Her dedication—often serving as the sole Board member—helped sustain our community during some difficult times. We are deeply grateful.

Stay Connected

Have questions, concerns, or maintenance requests?

 info@OldeVineyardHOA.com