

# DELLWOOD HOMEOWNERS ASSOCIATION

DELLWOODHOA.ORG

PO BOX 222, HENDERSONVILLE, NC 28793

# Dellwood Digest

June 2019, Spring Edition

## Annual Dinner and Meeting

Dellwood's annual potluck dinner and meeting was held April 25<sup>th</sup>. 18 households were represented. The proposed budget for 2019-20 was passed. The absentee ballots as well as ballots cast at the meeting were counted and the proposed slate of officers and directors were voted into office.

Our guest speaker was Autumn Weil, Executive Director of Blue Ridge Literacy Council. Autumn pointed out that there are many people in Henderson County that seek help but BRLC does not have enough volunteers. If you would like to get involved, please call 828-696-3811 or go to [www.litcouncil.org](http://www.litcouncil.org).

Once again snow plowing was discussed. Several members of our community spoke out in favor of having DHA pay for a private contractor to clear our roads. Sam Battis said that the Dellwood HOA board would look into the issue.\*

Thank you to everyone that took the time to attend our annual dinner and meeting. As always, your participation is key to the success of our neighborhood. Your time and effort is appreciated. Also a special thanks goes to Ann Miller for all her help setting up before the meeting and cleaning up afterwards.

\*The DHA board met on May 3<sup>rd</sup> and decided **not** to support paying for a private contractor to snow plow our roads for the following reasons:

- Cost – We would need to clear all roads in Dellwood and this is expensive. In the past we've been quoted about \$500 per event.
- Schedule – We could not be guaranteed to be the first neighborhood plowed.
- NCDOT starts clearing neighborhood roads on the 3<sup>rd</sup> day after the snow has ended, sometimes even sooner. The roads in Dellwood are state roads. The state maintains and plows the roads.
- Valley Hill Fire Dept. is prepared for snow or ice. If you have an emergency, call 911. The fire truck or ambulance will get to you. Our local emergency responders are equipped for winter weather.

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## DHA Calendar for 2019-20

July 20, 2019	DHA Board Meeting
Nov. 16, 2019	DHA Board Meeting
Feb. 8, 2020	DHA Board Meeting
March 28, 2020	DHA Board Meeting
April 23, 2020	<b>Annual Dinner &amp; Meeting at the Church of Christ Fellowship Hall</b>

Please note that the above schedule could change. If you plan to attend a board meeting, confirm the date and location with a board member. Below is a list of the current DHA board members and their contact information.

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## DHA Board Members 2019-20

Peg Price	Interim President	828-694-0354 home	pegprice@aol.com
		850-624-5260 cell (for texts and/or voice mail)	
Lori Piscitello	Vice President	910-232-3162	psyche_28412@yahoo.com
Jose Marquez	Treasurer	828-674-0881	professionalbankerwnc@gmail.com
Beth Echols	Secretary	828-692-6261	jamesechols@att.net
Darlene Moore	Director	828-693-8790	darlenemoore1313@gmail.com
Dan Schedivy	Director	407-227-3130	dschedivy71@hotmail.com
Trully Safrit	Director	828-692-8393	etsafrit@att.net

## Post Office Box

Yes, DHA now has a post office box address. Please note that the zip code is different from Dellwood.

**Dellwood Homeowners Association**

**PO Box 222**

**Hendersonville, NC 28793**

## Dellwood Homeowners Association



### Pet Owners, Please Don't Let your Poor Behavior Embarrass Your Pets!

If you let your animals run loose, please don't assume that they are taking care of their business on your property. If you are walking your dog on a leash, you know exactly where they are going. Be a decent human and pick up after your animals. It is required under section 12 of our protective covenants and it is also the law in Henderson County.

## Neighbor Owned Businesses

### Sam Battis, 105 Britton Ave

Sam has been a Western North Carolina resident for over 28 years, and a Dellwood resident for 20 + years. The last 18 plus years as a real estate broker with Keller Williams. Sam is currently an associate broker with Keller Williams, and has served in various roles including Broker in Charge and Team Leader of two Keller Williams Market Centers. Having grown up the son of a residential contractor, Sam has a strong background in construction including electrical, carpentry and custom cabinetry.

Stop by and say hello at 404 S Main St, Hendersonville, or call 828-215-3161 cell or 828-290-1295 office.

We are here to serve you with all your real estate needs.

### Linda Cole, 100 Creekstone Lane

Linda and her husband Robert have lived in Dellwood since 2014. Linda has been grooming dogs for more than 25 years. She is very caring and professional. Her shop, **All About Grooming**, has recently moved to a new, very convenient location, **1908 Haywood Rd. (the old Patty Cakes location)**.

Please call Linda at 828-490-2700 to schedule an appointment.

### Marty Harris, 104 N Woodlawn Lane

Marty, his wife Alison and their family have lived in Dellwood since 2006. Marty has been repairing computers for years and now he has a **mobile service, C & C Computers Mobile Repair Service**. Contact Marty at [ccboxes@gmail.com](mailto:ccboxes@gmail.com) or 828-692-0820 for any service and repair on Windows based systems, new computer set up, transfer of personal data from old computers and home network set up.

### Brad Redden, 727 Greenwood Drive

Brad became a real estate agent in January 2015 with Beverly Hanks. In December of 2017, he re-affiliated with RE/MAX Four Seasons located at 739 N. Main St. in downtown Hendersonville. The website is [WNCFourSeasons.com](http://WNCFourSeasons.com). Office phone is 828-692-8800 and Brad's cell is 828-388-2750. For any and all of your buying and selling real estate needs, please give Brad a call.

Thank you for supporting our neighbors. Please contact Beth Echols if you would like your business listed in the next Dellwood Digest.

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### **This is the explanation of fees and fines that Lori Piscitello presented at the Annual Meeting on April 25<sup>th</sup>.**

Unfortunately, the casual nature of the board can no longer exist; we used to do business on a handshake. The Dellwood Subdivision was established as a Planned Unit Development for the general welfare of its members and to maintain the character and quality of the subdivision. The Dellwood Homeowners Association was formed and protective covenants were established. The Association Board of Directors is tasked with the enforcement of the covenants on behalf of the Association and we are looking to formalize the process in order to do so. We will begin implementing late fees for dues this year, which is allowed per paragraph 20 F in the covenants. The reason is we often have to send additional reminder notices each year to several households to collect on nonpayment of dues and we must cover the cost of sending these notices and to encourage timely payment. The covenants allow for an 18% interest fee and the cost of collections. The board will decide what is fair based on this allowance and will publish it in the newsletter.\* You will receive a notice and an opportunity to either pay the established dues or state your case to the board before the fine is assessed to you if you are delinquent. As dues are payable by 1 May, you will receive your first late notice within a couple weeks after that date if you have not paid.

The board will also be looking into instituting fines for covenant violations that are not rectified in a reasonable time. If there is a covenants infraction you will be sent a notice and be given a timeframe in which to correct the infraction. You will be given an opportunity to present your case to the board before any fines are assessed. The board will set a fee schedule for various infractions and we will publish that in an upcoming newsletter so you are aware of what the penalties will be.\*

These are a few of the covenants:

- You cannot rent out part of your house.
- No recreational vehicles, trailers, water craft, tractors or similar equipment may be stored outside.
- No unlicensed undrivable vehicle shall be parked outside which is not regularly used.
- Trash, garbage, and other waste shall not be kept except in sanitary containers.
- Proposed changes to the exterior of your house should be submitted on a form 101 for approval by the board.

\*The DHA board has met and has agreed on a schedule of fees and fines. We will charge 18% on the total of your unpaid balance of dues. The board also agreed to charge \$25 per day for covenant violations.

Now you ask, when will these fees and fines be charged? What is the due process? As required under North Carolina law, "the lot owner charged shall be given notice of the charge, opportunity to be heard and to present evidence, and notice of the decision." This is the same process we have followed in the past when suspending voting privileges.

The board has consulted with our attorney in order to be confident of our position on fines and clarity in what steps we can take to correct infractions. The board is not enthusiastic about having to take these actions but we hope that by doing so, more members will pay their dues in a timely fashion and follow the covenants.

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## Dellwood Homeowners Association

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### Community Garage Sale

Do you need to clean out your basement? Make more room in your garage? Would you just like to get rid of some of your stuff? The **Dellwood Community Wide Garage Sale** could be the answer. The sale is usually held on a Saturday in late summer or early fall. If at least 8 families participate, DHA will pay for an ad in the local paper as well as balloons for mailboxes. Please contact Beth Echols before July 1st if you are interesting in participating.

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### Dellwood Park

Darlene Moore has taken on the job of cleaning up and maintaining the Dellwood Park. Chris Jeffries, Eric Jones and Jerry Rice volunteered to help Darlene start this daunting task. As you can see from the before (left) and after (right) photos, their hard work has paid off. Thank you all for making such a positive contribution to our neighborhood. There is more work to do, so, if you are interested in helping, please contact Darlene.



In case you don't know about our park, it is located at the end of Greenwood Drive. There you will find a small bench surrounded by hemlocks and azaleas. Please feel free to visit our park. It may be small but it is a very peaceful part of our neighborhood.



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## Questions and Answers

### What are the covenants and do they apply to me?

The covenants are a set of rules that all lot owners and renters in Dellwood are legally required to adhere to. Even if you didn't receive a copy when you bought your house or lot, it is still your responsibility to follow these rules and no, you can't opt out. The covenants are attached to the property. Our covenants are on file with Henderson County and for your convenience, you can also find a copy on the DHA website, dellwoodhoa.org, under documents.

### What is the DHA board doing about the metal roofs in our neighborhood?

Love them or hate them, the metal roofs are in violation of our covenants. The DHA Board is currently consulting with our attorney to guide us in the next steps we must take. In other words, we are working on it.

### Will the DHA board update our covenants this year?

Updating the covenants is a very expensive undertaking. Currently we do not have the available funds to take on this task. Also, updating the covenants must be a very thoughtful process and not something we should rush through. Updates may be done in the future but not this year.