

DELLWOOD HOMEOWNERS ASSOCIATION

DELLWOODHOA.ORG

PO BOX 222, HENDERSONVILLE, NC 28793

Dellwood Digest

August 2019, Summer Edition

Covenants and By-laws and Administrative Policies... oh my!

Your Association Board has had several issues and infractions with which to deal lately and we are receiving comments from residents, both constructive and critical, about the Protective Covenants and their usefulness and what are we doing about infractions, etc. So, perhaps a short review is in order. When we all purchased our homes in Dellwood Subdivision, we agreed in writing at the time of closing on the property, that Dellwood Homeowners' Association did indeed have some Protective, in other words *Restrictive*, Covenants by which we would all be governed. This generally has not caused a problem for most homeowners and we believe most Dellwood residents have recognized the value of upholding these rules and maintaining a pleasing and attractive neighborhood with reliable home values.

The Covenants were first put in place in 1975 when the property was being developed. They have been updated periodically, the latest update having been done in 2014, so we are not anxious to undertake this project unnecessarily. It will entail a great deal of effort and extra work, collection of input from residents, legal fees and other administrative and registration costs and must be approved by 66.7% of the households. With our very modest annual dues, we do not currently have the extra funds to complete such a project and we would need to either levy a special assessment or raise dues until our bank account is healthier and actually budget for this added expense putting this project aside for at least another year.

We need your input. If you direct your Board to begin the project of updating the covenants understanding that we might begin the work of re-writing this year but then have to delay implementation until we can afford the changes, or, have any other suggestions, (continued page 2)

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DHA Calendar for 2019-20

Nov.16, 2019	DHA Board Meeting
Feb. 8, 2020	DHA Board Meeting
March 28, 2020	DHA Board Meeting
April 23, 2020	Annual Dinner & Meeting at the Church of Christ Fellowship Hall

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.

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

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please send an email, drop a line, call a Board member and let us know your thoughts. If the general consensus is that we should proceed with an update this year, please let us know that. If you think we can or should delay until we have accumulated the funds and can put this item in our budget, please also let us know that as well.

The Covenants have been our "Constitution" and are not something we should rush to change if they are basically functioning. However, we are a democratic society and your Board wishes to do the will of the community if so directed. Thank you in advance for your comments.

Peg Price

(Interim) President DHOA

Dellwood Homeowners Association

Neighbor Owned Businesses

****NEW** Sadie Wuerfele**, 821 Greenwood Drive

If you are traveling and need a pet sitter, I can help! My name is Sadie Wuerfele and I live at 821 Greenwood Drive. I am an experienced Pet sitter with referrals. I am reliable and I love taking care of animals. You can reach me at: 828-699-1257

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

Owner/Groomer

(828) 490-2700

All About Grooming

1908 Haywood Rd
Hendersonville, NC 28791

Big or tiny we make them shiny!



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 cboxes@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.

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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Dellwood Picnic

After much consideration, the Dellwood Homeowners Association Board has decided **not** to have a community picnic this year. Attendance at our picnics has dropped off significantly over the last couple of years. Having the picnic completely catered didn't even help. We understand that many of our neighbors are busy with work and family and that making time for additional activities can be challenging. Please contact a board member if you have a suggestion for another community-wide event.

Miscellaneous

Carolina Wrens

George Stiekes

God's creative powers never cease to amaze Judy and I. We have watched the whales jump and big bears eating fish out of the stream in Alaska, but the tiny creatures are just as amazing. A couple of weeks back, we bought a Geranium Planter from Lowes and hung it on our front porch. Two days later, there was a nest across from our front door on the inside of the planter. Then suddenly, we watched two Carolina wrens going in and out of the planter. Now the planter moves almost continually with new life and the birds go in and out with food to feed the young ones. One of the wrens sits on the flag pole for hours singing his beautiful song for all who will hear it. We thought it might be a song of celebration, but then again, we did not see him passing out cigars.

We are amazed that we often go out on the porch and they do not seem to mind our presence. We read about a man who left his work boots on the car port. A couple of days after that, he found a nest in one of his boots.

After God created much of His creation, He said, *Be fruitful, and multiply, and fill the waters in the seas, and let fowl multiply in the earth* (Genesis 1:22) and the Carolina wren is obeying that command on our front porch.

The Nature Cure

People living with the most trees, grass and other greenery around them had lower levels of the stress hormone epinephrine than those in less green neighborhoods, a University of Louisville study found. They also had lower levels of compounds that damage cells and higher levels of blood cells that help repair artery linings. Don't live in a green area? Spending time in a local park or natural area can also have health benefits, other research shows.



Source: *Journal of the American Heart Association*, Dec. 5, 2018

Dellwood Homeowners Association

Questions and Answers

[As a member of the Dellwood Homeowners Association, can I attend a board meeting?](#)

Yes, according to North Carolina state law, see below, you may attend a portion of a meeting. Please contact a board member, listed on page 2, to confirm your attendance.

§ 47F-3-108. Meetings.

(b) ...At regular intervals, the executive board meeting shall provide lot owners an opportunity to attend a portion of an executive board meeting and to speak to the executive board about their issues or concerns. The executive board may place reasonable restrictions on the number of persons who speak on each side of an issue and may place reasonable time restrictions on persons who speak.

[Why did I receive a letter from Dellwood Homeowners Association instead of a simple phone call or a visit by a board member?](#)

Our attorney has advised the board to observe more formalities in all transactions. This is the most correct manner of communicating so blame the dreaded paper trail.

[I'm still confused about when to use the Form 101. Please explain.](#)

If you are considering any alteration to your property you should use this form (found on our website under documents) to communicate your plans to the board. The board will compare your proposed modifications to the covenants. The purpose of this process is to confirm that your project is in compliance with our covenants. If you are not sure what to do, contact a board member.

[What is the speed limit in Dellwood?](#)

20 Miles per hour! Please be a thoughtful driver.
