

THE WILLOW BLUFFIAN

A COMMUNITY NEWSLETTER

September 2006

WBHOA UPDATE

A **homeowners meeting** will be held October 9th at 7 pm at the Fellowship Hall of New Hope Presbyterian Church on Hwy 42. (The fellowship hall is located behind the church)

Please plan to attend.

Space is limited, so we would appreciate it if you can leave kids at home. Each homeowner will have 1 vote per household, so only 1 representative per household is required at the meeting. At this time, we will be nominating and voting for new Board members. Attached is a description of the board positions.

Currently we only have volunteer Board members. **Please consider running for a position.** Since we now have a property management company helping with covenant issues, etc., serving on the Board will not take a lot of time out of your schedule. If you have any questions, please contact Elizabeth Lusardi @ 552-9396. All homeowners will also receive a mailing with instructions for proxy voting and further information about the meeting.

LIST OF CONTACTS

Property Management Company:
Kohn-Ell Associates / Biff Eller: 856-1844
biffeller@kohnell.com Fax: 532-0650
Covenant questions, budget issues, dues, general HOA management, Architectural forms

Board Members

Elizabeth Lusardi: 552-9396
elizlusardi@yahoo.com

General Board questions, newsletter, social events

Bryan Andersen: 624-6227
bryandersen@earthlink.net

Architectural Committee (submit forms to Kohn-Ell first please)

ANNUAL FALL FESTIVAL

The fall festival will be held on October 28th. If you are interested in volunteering to organize this event, please call Liz Lusardi. The parade will start on the corner of Tall Cane and Bridgemont and end in the Lost Acorn cul-de-sac with games & refreshments. As usual, we will have the Fire Department lead the parade (if available). We will send out a flier with more information as the date gets closer.

FALL YARD SALE

The neighborhood yard sale will be held on Saturday, September 23rd from 8am to 1pm. Rain date will be Sunday the 24th. The Homeowners Association will advertise for the event in the News and Observer and post signs. We suggest you put a balloon on your mailbox if you are participating. We will arrange for the Guardian Angel to come pick-up any unsold items you do not want to keep.

CLUB UPDATES

MOM'S NIGHT OUT

Moms go out once a month for a break- usually to dinner. Please contact Teresa Adams @ 577-9094 for more information.

BOOK CLUB

Next meeting is on Sept. 15th @ 7:30pm @ Liz Lusardi's house, 3164 Eric Street. The book is *Madame Bovary* by Flaubert. If you would like to join or attend, please call Anita Hitchner @ 577-1175.

PRESCHOOL PLAY GROUP

Playgroup meets on Fridays @ 10:30am either at a park or at someone's home. For more info or a schedule, please contact Brianna @ 557-3134

Are you interested in starting a club or activity? Please call or e-mail Liz Lusardi. We will publish any club activities in the next newsletter for you.

Tutoring services available for all subjects K-6; math 7, 8, algebra 1; social studies 7-12. Piano lessons also available. Please call Erin Medley @ 567-0535, or e-mail: erinmedley02@yahoo.com.

Used office furniture, chairs, phone systems, fax machines, printers. Call Phil Lusardi @ 427-9642.

Do you own your own business? Have something you want to sell? Advertise in the community newsletter. You'll be reaching 300 households! The best part is that it's free! Please contact Liz Lusardi for more info.

A GOOD NEIGHBOR

****this originally appeared in a 2002 Willow Bluffs newsletter, I thought it was worth a reprint!****

So, how long have you lived in Willow Bluffs? A few years or just a few months? We are glad to have you in our neighborhood. Just a thought: what exactly is a neighbor? Ok, I know it's just the people who live around you, but how are you supposed to act as a neighbor? Face it, it's hard to be neighborly when work & family keep us so busy.

I think it's time we remembered what neighborhoods used to be like when we were kids. Remember? You knew everyone's name; where each dog lived; what vehicle everyone drove. Last minute babysitting was no problem and you could borrow a cup of sugar just when you needed it. My point? If you don't know the names of your nearest neighbors, shame on you! Knock on the door and introduce yourself. Find out what you have in common and how you can help each other. Get involved in a neighborhood club if you can. And for goodness sakes, if you knock one of these "top-of-the-line" mailboxes down, do the right thing! Leave a note and offer to fix it. Or better yet, ring the doorbell and confess in person. I know we are all busy speeding down the freeway of life, but slow down long enough to share a cup of coffee and make your neighbor your friend.

Written By: Stacey McLeod

Willow Bluffs HOA Board Positions

Supervising Chairperson/ Treasurer: Act as main contact / liaison for property mgmt. co. and Board members. Coordinate and run all Board meetings and Annual Homeowners Meeting. Work closely with prop. mgmt. co. to create annual budget, approve various expenditures and collection activities.

Communications/Social Chairperson: Write and coordinate the mailing of quarterly newsletters & other communications, as needed. Take notes at board meetings and update the Willow Bluffs website (with the assistance of Joe Honeycutt—our web designer). Plan and coordinate neighborhood events (Annual Picnic, yard sales, Fall Festival) within a limited budget. Enlist neighborhood volunteers to help with set-up and clean-up, food donations, etc. for all events.

Architectural Committee Chairperson: Work with prop. mgmt. co. approving property additions / alterations. Create clearer guidelines for additions, fences, etc.

Maintenance Chairperson: Handle any required common area or general subdivision maintenance issues. Ensure the upkeep of entrances and report problem yards, etc. to prop. mgmt. co. Make periodic checks of common areas. Report any lamp post outages to Progress Energy.

**PLEASE CONSIDER FILLING ONE OF THESE
POSITIONS!!**