

Ballard Woods Home Owners Association Meeting 8/3/06

Attendees:

Grey Wilson
Beau Harrison
Homeowners

General Ballard Woods Information

- Members found out that the development will consist of 5 phases, which will include 180 homes.
- Currently, phases 1, 2, 3 have 95 homes.
- Financial information for the Ballard Woods HOA account was made available for anyone interested [[Click Here](#)].
- In later phases, developers have set aside 10 acres as additional common area.
- Developers may be able to negotiate an easement for Phase 4 for a construction entrance.
- Developers are working on covering up “the ditch” beside the pool.
- Office trailer may be moved to Phase 4 within a few months.
- Members decided that the HOA should meet once per quarter.

Front Entrance Issues

- The first issue of discussion was the front entrance. Members of the HOA feel that the landscaper we currently employ does not do a sufficient job and we are concerned about the dying trees marking the entrance.
- Grey Wilson said he had consulted the Harnett County horticulturalist and will have the dead trees removed within a few weeks. However, new trees will not be planted until the fall when they will be more able to take root.
- Homeowners and developers will research another person/company for neighborhood landscaping needs.
- Special thank you to Marty and Tracy Hart for adopting the island.

Pool/Playground Issues

- Several issues about the pool and playground were raised.
- A combination lock instead of key was suggested and Gray will research that possibility.
- The lights must stay on at all times at the pool, per county ordinance. Residents noted that the overhead lights are not on at the pool in the evenings and Grey will research that issue, as well.
- Several residents noted the condition of the pool and restrooms. Rodney, the person in charge of the pool, is required to check the water every day. He also washes down the restrooms. However, the hygiene issues of the restrooms are also the responsibility of the residents.

- Residents agreed that they must all accept responsibility for the cleanliness of the pool area, outside of routine cleaning.
- Members noted that people from outside the community have been using the pool. Grey suggested if you know this is happening; call 919-893-9111 to report to the police. Grey and Marty will research colored bracelets for residents and their guests for pool identification.
- If a resident is having a party or gathering, it was suggested that he/she post a sign at the pool notifying others of the occurrence a few days in advance of the event.
- The playground equipment is a basic playground set. If residents wish, they may research costs of additional equipment.

DOT

- Several residents voiced their concern over DOT taking over the roads in the neighborhood. If DOT takes over the road system, then buses will go to the houses, instead of only the front entrance. DOT will also demand areas of the roads be fixed, such as potholes, cracked edges, etc.
- Grey has been in discussion with DOT. At this time, he does not know when DOT will take over the system in the next few months. Three fourths of the homes must be occupied for this to happen.

Construction Issues

- Grey will meet with builders in the neighborhood to discuss:
 - workers using homeowners water hoses and private property
 - trash in neighborhood and yards
 - sand, nails, etc on roads
 - speeding through neighborhood
 - entrance issues such as running over trees, boulders, etc
 - workers' behavior in general toward homeowners
- Some homeowners voiced dissatisfaction with workers beginning the day too early. Grey said he thought 7 am – 11 pm was a city ordinance, but didn't know about for the county.

Covenants

- The subject of neighborhood covenants was brought up.
- The only complaint was cars parked on the street that hindered vision.
- Residents were encouraged to read the covenants and bring any issues for discussion to the next meeting.

Conclusion

- Residents, who desire, will begin forming a Landscape Committee and a Pool Committee to find solutions to issues homeowners can fix.
- Concerns, questions, ideas, may be sent to hoa@ballardwoods.org, gwilson@oakcityhomes.com, or ballardwoodshoa@hotmail.com.

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