

Annual Quail Creek HOA

October 22, 2023

The Annual Quail Creek Homeowners Association, Inc. meeting was called to order on October 22, 2023 at 4:07 pm by Kenny Austin.

- Meeting location was the Triad Park – shelter 7.

Attendance

- 20 households in attendance
- Board Members: Kenny Austin, Malea Jones, Russell Nelson, Marsha Jordan

Based on attendance we do not have a quorum.

We opened the meeting by recognizing Kathy Hartman and Kim Sue for all their help over the years getting food and door prizes ready for their meeting, Kate Fogarty for helping with the welcoming committee with our new neighbors, Stuart Gillies for doing the website and Carley Mann our former president for leading us for so many years.

Overview of handouts given to members as they signed in for the meeting.

- Last year's annual HOA meeting (10/9/2022) to be reviewed later in meeting.
- 2024 budget to be reviewed later in meeting.
- General information sheet. (HOA meeting purpose, Architectural Request general information)
- Well Water Q&A's

We reviewed and approved the minutes from last year. Motion given and seconded by Carley Mann and Kate Fogarty.

Old Business

- We mentioned the cleanup that happened around the neighborhood in the common areas.
- Even though we lost in the rezoning meeting it was a great learning experience. As far as the rezoning area there will be some restrictions but there is no buyer right now. We did form some relationships with other surrounding neighborhoods.
- Pond Homeowners Association has formed. Dues are not changing as a result of this organization. It's stated in the covenants (Quail Creek Phase 4: Pond Maintenance and Easements) that the pond owners are to form their own group. They are "responsible for the upkeep and maintenance of the ponds and dam, and shall be jointly responsible for the same." They had several meetings.
- We processed 8 architecture requests this year. If you are going to change anything outside your house an architecture request is required

- Reema Kazzaz resigned from the HOA Board due to moving out of the neighborhood. Per the bylaws, any vacancy occurring in the Board of Directors may be filled by vote of the remaining directors. Malea Jones was selected and accepted.
- Entrance Sign requires attention. This has been discussed in previous annual meetings. Just to ensure everyone is aware, there will be some changes around the entrance sign. Plan is in two stages:
 1. Removal of the bushes in front of sign and removal of trees behind the sign which are causing the sign to crack. (some cost will be involved for removal)
 2. Board will present several options to membership for discussion on new or repair of signs. Then the board will take action based on discussion.
 Kate mentioned about having solar lighting on the signs. She is willing to research options.

New Business

- Josh Rogers has recently moved out of the neighborhood and will be rolling off the HOA Board. Opened the floor for nominations for a board member position. Morgan Willis was nominated. Motion was made to close nominations and seconded. All welcomed Morgan to the board and thanks to Josh for being on the board for many years.
- Review of Budget
 - Budget- We have a large amount in the budget. At some point we will need to replace some big items- ie trees.
 - The pond has \$5,300 in our budget to use for maintenance of the pond. We've only paid out 2 different times in the last 7-8 years according to Russell Nelson
 - We still need to fix the signs. We need to remove the brush, but leave the sides
 - Discussion on using alternative methods to dues payments. The was table to discuss at our board next meeting- Someone brought up putting our money in a money market
 - Budget was approved
- Update from the pond owners
 - By-laws are in place
 - Billy Johnson, Tyler Farrington, and Patrick Holt are the officers. Mike and June Stephens are involved as well.
 - They added some fish in the pond that eat algae.
 - Other things that were discussed like aerators (bubbler fountains) in the pond. The small pond next to Chris' house has a fountain and two bubblers installed.
 - The pond would need power and Duke power would need a separate address for the bill
 - The pond HOA is off to a great start and have a plan

Special Presentation – Neighborhood Safety presented by our Sheriff's Office.

- The Sheriff's department was present at the meeting and talked about neighborhood safety. They included the second and third in command for Guilford Sheriff's Office and Captain J.S. Corbett who is our Division Commander.

- They encouraged us to call them. They said they are understaffed so we need to be patient as they are on the road all across the county.
- 336-373-2222 is the nonemergency number to call if there is anything suspicious. Corbett provide an office number for information we would like to provide directly to them. 336-641-2300 Email: jcorbett@guilfordcountync.gov
- They encouraged us to be nosy neighbors and to look out for each other.

Opened the floor for discussion or any concerns?

- Nothing was brought up.

Gave away door prizes

Meeting was adjourned with motion, second, and all approved.

Dinner was provided by Olive Garden.

Purpose of annual HOA meetings?

The annual HOA meetings usually cover the association's budget, provide a platform for the election of HOA Board Members, and address other items that need the entire membership's attention.

Architectural Request

Residents must submit an architectural request form before any **change** is made to the outside portion of your property. That includes house siding, landscaping, driveway, mailbox, fence, adding a shed, adding a pool and so on.

- Key word is **change**, meaning that
 - if you are repainting your fence with the same existing color, then **no architectural request** is required.
 - If you are replacing your shingles with the same color, then **no architectural request** is required.
 - If you are replacing your door with a different style or color, then an **architectural request is required**.

Why do we have Architectural Requests?

Architectural review was created to help protect the value and maintain the integrity of the neighborhood.

Common reasons for Architectural Request rejects

- No chain link fences.
- No fences in the front yard.
- No above ground swimming pools are permitted.
- Driveways should be paved with concrete.
- Landscaping must be consistent with other homes.
- Mailboxes must be consistent with other homes.
- Colors should match appearance of the neighborhood surroundings

Dues may be mailed to:

*Quail Creek Homeowners Association
PO Box 775
Colfax, NC 27235*

Reference Sheet

Social Media

- Facebook group: Quail Creek HOA
- Web Site: quailcreeknc.org
 - Association Documents (like Architectural Control Request Form)
 - Contact the Board
 - Newcomer Information

Mailing Address

Quail Creek Homeowners Association
PO Box 775
Colfax, NC 27235

Voting Location

Shady Grove Wesleyan Church
119 North Bunker Hill Rd

Important Numbers

Trash & Recycling - Republic Services:	336-724-0842
Police Department (non-emergency):	336-373-2222
Fire Department (non-emergency):	336-373-2356
Duke Power:	336-378-9451
Piedmont Natural Gas:	336-378-1845
Time Warner Cable:	336-379-0200
Colfax Post Office:	336-993-7568

Many contaminants in NC well water that can harm health **cannot be seen, tasted or smelled**. They are only detected by laboratory testing. Home tests cannot detect low levels of toxic contaminants.

THE NC DHHS RECOMMENDS THE FOLLOWING WELL TESTING SCHEDULE:

IF THE WELL PROVIDES WATER FOR A PREGNANT MOTHER OR INFANT, ANNUAL TESTING FOR MANGANESE, NITRATES, AND NITRITES IS ALSO RECOMMENDED.

EVERY YEAR:

Test for **total & fecal coliform bacteria**.

Yearly testing is also recommended for **inorganic metals** if:

1) other wells nearby are contaminated; 2) you notice a change in how your water tastes, looks, or smells; 3) there is a toxic spill near your home; 4) people drinking from the well have unexplained illnesses; or 5) there were recent repairs or replacements to the well.

EVERY TWO YEARS:

Test for **inorganic metals, nitrates, & nitrites**.

EVERY FIVE YEARS:

Test for **pesticides & volatile organic compounds*** (VOCs).

IF THERE IS NO RECORD OF RECENT WELL TESTING, A COMPREHENSIVE SET OF TESTS SHOULD BE RUN FOR ALL MENTIONED CONTAMINANTS.

WHAT RESOURCES ARE AVAILABLE Q. TO PAY FOR WELL TESTING?

PUBLIC FUNDING IS LIMITED, BUT THERE ARE A. OPTIONS TO REDUCE OR WAIVE YOUR COSTS.

If you have a **note from your doctor** stating your well should be tested due to health concerns, **costs may be reduced or waived** by your county health department.

In 2006, the NC General Assembly created the **Bernard Allen Drinking Water Fund** to improve NC's response to groundwater contamination. The Fund provides **low-income households with an alternative safe drinking water supply**. Funding is disbursed to counties based on **financial need and public health risk** posed by contaminated groundwater.

WHAT SHOULD I DO IF MY WELL Q. WATER IS CONTAMINATED?

REVIEW THE NC DHHS WELL A. TREATMENT GUIDE.

View the NC DHHS well treatment guide for options at bit.ly/NCtreatmentGuide. And contact **South East Regional Community Assistance Program** (SERCAP) to **determine whether you are eligible** for a new well or well relocation.

Treatment systems can lower the amount of contamination found in your well water. Private **contractors can be hired to install a treatment system**. These systems vary in function, maintenance, and price, depending on the contaminant present and the installation point.

WHO SHOULD I CONTACT TO TEST Q. MY WELL WATER?

CONTACT YOUR COUNTY HEALTH DEPARTMENT STAFF. A.

Your county health department staff will help you set up **well testing services and advise you of the costs**. You can find your county health department staff at bit.ly/NCHealthDeptStaff.

Additionally, you can **contact an NC Certified Lab directly for testing** - to find one near you, visit bit.ly/NCclabTest. It is **not** advisable to hire a private contractor who also provides treatment services to do testing.

Need more information?
bit.ly/WhyTestWell



Presented by the University of North Carolina (UNC) School of Law, Law Student Well Water Pro Bono Project in conversation with the UNC Superfund Research Program, the NC Department of Health & Human Services (NC DHHS), Division of Public Health, Private Well and Health Program, & the NC Real Estate Commission.

*Volatile organic compounds (VOCs) are industrial chemicals used in manufacturing.