



Centerville Conservation Community Fall 2020 4th Quarter Newsletter

President's Message:

It is hard to believe we are approaching the end of the year. Although 2020 has certainly challenged all of us in so many ways, I hope it has brought us closer to family and friends and given us a greater appreciation for what is important. We have learned to use technology more whether we were ready for it or not, even holding two board meetings virtually. We will hold our next board meeting virtually on Tuesday, November 17, where we plan to take up and vote on the proposed 2021 budget. We will also discuss important issues such as our updated reserves analysis, and several other matters mentioned below, that the board would very much like your input on. Also looking ahead to 2021:

Brian Welch and I will cycle off the board at our Annual Meeting in January, and we strongly encourage owners to seriously consider running for the board. We will need 2 new board members to fill our seats.

The Annual meeting is currently set for Tuesday January 5, however, we will be discussing options to schedule this meeting so that it can be held in-person. As a practical matter, depending on circumstances, we may need to hold this annual meeting outside during a **weekend day**. (If we do, we will get some heaters and hot cocoa!)

Please pay special attention to the issues outlined below, as we will be considering these matters at the next meeting.

Everyone Take Care and Stay Strong,

Jason Gasset, President, Centerville Conservation Community



Winter Holiday Outdoor Decorations Contest

We are all ready for some “Merry and Bright” holidays. This season, we will hold an outdoor decoration contest and all members of the community will be encouraged to cast ONE VOTE per lot for their favorite outdoor holiday decorated home. You will receive an email with the details soon, and we will also post on our CCC website under announcements how voting will work and deadlines. The winner will receive recognition in our January newsletter, a sign announcing, “Best in Show- 2020,” that can be displayed proudly, AND most importantly, bragging rights for the year!

Slow Down, you drive too fast!

Many residents have expressed concern that our 20 mph community-wide speed limit is not being followed. This inherently is a safety problem for anyone walking or biking on our roads. The BOD is seeking input from all our families on how to resolve this problem. Please provide your ideas to anyone on the BOD and copy President Jason Gasset. We look forward to hearing from you.

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Proposed Golf Cart Registration

One of the really fun things to do in our neighborhood is to explore nature or visit friends by using a golf cart. As our neighborhood has grown, so has the number of carts on the road.

*Please Note: **Gas Powered** Golf Carts or Buggies are **not permitted** to be driven on the roads, trails, or the common areas of Centerville.*

Several years ago, we reviewed the rules of the road for golf cart usage in Centerville. With the increase in use of carts, the board asked a group of volunteers to review the current rules to see if they needed to be updated. The committee has made several suggestions that the board is currently reviewing.

Changes suggested including having all carts in Centerville registered and issued a decal identifying them as an approved vehicle for use in Centerville. We also will require that all cart owners sign a document affirming they understand the rules for cart usage in Centerville and will abide by them as well as hold Centerville harmless if their cart is ever involved in an

accident or causes any damage to property or persons. These commonsense updates will make cart usage in our community safer and protect the community from possible legal exposure due to misuse of or accidents involving the carts.

This proposal will be reviewed and voted on at the November 17th board meeting. We look forward to hearing input from residents at that time. If you would like to provide input before the meeting, please contact a board member. (see the proposed golf cart rules and registration forms in the documents section of the CCC Website under: "Proposed Golf Cart rules and registration 2020.")

Land Management Committee Report

NEW Boat Launch Area:

On Oct. 10, members of the Land Management Committee cleared a new boat launch area on Lake Pisgah to make boat launching more convenient to the parking areas. This was one of several items suggested for providing better access to the lake. This area will remain a hand launch area as the shoreline is too soft for vehicles to drive to the water's edge. A big "Thank You" to Brian Murphy and Kendall Stahl for their efforts in wading through the water and mud to get this done!

No Overnight Parking please

A reminder that no overnight parking on the right of ways is allowed as this creates a potential hazard during nighttime hours.

Trees have Special Protection in Centerville Conservation Community

Covenants that govern our neighborhood are protective of the nature and quality of our conservation environment. When each lot is prepared for building, an inventory of all trees over 4" diameter are located on the lot survey, and only those trees that are in the way of the future building and associated structure are permitted to be removed.

Trees are also protected under Article XI. This provision states that only unhealthy trees – as confirmed by an arborist's inspection – are allowed to be removed. Such a removal must be approved through the Architectural Control Committee (ACC) by completion of the form from the CCC website (go to HOA Members/ACC Submittals/Other than New Home Applications). The ACC is able to review these requests on a timely basis to minimize time delays to owners. The ACC is charged with this approval process to make sure that a replacement tree to be planted is in accordance with our Design & Pattern Handbook and that the placement of the new tree is in keeping with the site lines of existing and neighboring properties.

Failure to adhere to this Article has caused violators to experience severe financial penalties in the past for willful violation.

Trees may be harmed by age, disease, infestation, or storm/lightning damage. Some trees are better able to recover from such damage than others. Prior to acting on any such condition, please consider your obligations that we all agreed to when deciding to own property in CCC. Please do your part to keep our neighborhood the place we love to come home to.

**Also keep in mind that any new trees you plant will need to be run by the ACC committee. There is a form for this purpose on our website.*

Horses, of Course!

We are so pleased to have a good number of lovely horses living in Centerville pastures. If you are planning to move a horse into Centerville, **please contact TPAM prior to bringing a horse** onto the property, to make sure there is room and to complete the necessary paperwork. *Keep in mind that all riders and those engaged in Equine activities must sign a liability waiver form, which is located on the CCC Website.*

CCC Annual Fees are due in January

CCC will mail or email (if you have filled out the form for email notices) an invoice for annual dues on or before December 15th. In order to avoid interest and additional late fees, these dues must be received January by the due date listed on the invoice. The due date for the 2021 dues will be determined by the Board of Directors, at the next board meeting. We are all aware of the failings of the mail service in Centerville. However, please keep in mind that per the covenants, these **Annual Fees are due in January** regardless of whether you receive an invoice. If you do not see an invoice by early January, please call TPAM or go to our website and pay your annual fee online. To help make sure everyone is aware of the annual fee amount and due date, we will email a reminder and will also post a "FEES DUE" sign at the gate in January.

Message from our Management Company TPAM

We greatly appreciate everyone's cooperation over the past couple of months and ask that you continue to monitor your RV's, boats and trailers. No boats, trailers, RV's, motor homes, campers or any recreational vehicle may be parked or stored on any street or any lot except within an enclosed garage or otherwise screened from view of streets or neighboring lots. Also, for those who have horses at Centerville Conservation stables we ask that you follow protocol and contact TPAM to make sure we have all your appropriate documents. You can find this on the Centerville website.

For those who wish to receive notices there is an email authorization we request you to fill out for us to communicate with you via email. Please email us if you need a copy of this form and we will be glad to email you.

We encourage all homeowners to familiarize yourself with the documents and for your convenience they are located on Centerville Conservation website:

<http://www.centervilleconservation.org/documents.html>