

Camelot Woods II

Homeowners Association Newsletter

January 2007

Board of Directors Meeting

The next Board of Directors meeting is this Thursday, January 25th, 7:00 p.m. at 40 Camelot Ridge Drive. All Homeowners are encouraged to attend.

1. ARC and Deed Restrictions

Every Newsletter has one serious subject that's the meat of the information. For this Newsletter, our last one, this is THE SERIOUS SUBJECT. A Deed Restricted neighborhood has rules to ensure common standards are maintained and property values are enhanced. Lately, several homeowners have undertaken projects which require ARC approval, before requesting that approval. This puts the ARC and the Board in a difficult situation. The Board has a duty to enforce our standards, and is authorized to establish fines and pursue legal action in the enforcement of those standards. BEFORE you undertake a project, please review the By-Laws and ARC Standards and submit a request to the ARC for approval. The ARC must approve modifications such as:

- painting or alterations to doors, windows or roof
- construction of pools, ponds, room additions, walls, fences, shutters, gates, statues
- landscaping including tree removal, planting of hedges (hedges cannot exceed 6' in height), etc.

And please review the By-Laws for SPECIFICALLY PROHIBITED activities including

- parking of boats, campers, RVs; use of go-carts and ATVs, significant auto repairs
- installation of signs, clotheslines, basketball goals, temporary structures, septic tanks and wells

2. Review of By-Laws

At this week's meeting, the Board will discuss a review of the By-Laws that govern our Association. The Board is empowered to revise By-Laws, and there are indications that some of our rules and restrictions may not be in the best interests of our community. If you have issues with any of our By-Laws, we strongly urge you to make your voice heard at the meeting.

3. Tree Trimming

Some owners, and most recently our mail carrier, have complained about low hanging branches along the streets and sidewalks. If you haven't trimmed the trees in the swale in front of your house lately, they probably need it. Remove lower branches so walkers, joggers, and mail trucks won't run into them. On a related note, the Board is considering a springtime project to professionally trim trees along streets and in common areas, before hurricane season comes around again.

4. Neighborhood Roster

It's time to update our neighborhood roster. The plan is to contact each homeowner individually to verify and complete the information. When your neighborhood volunteer contacts you, please cooperate. One new piece of information we'd like to add to the roster is an email address. It's part of an initiative to move more into the electronic age, including our.....

5. Website

The neighborhood website at www.camelotwoods.org is back on line and undergoing final revisions and updating. Check it out. Better yet, make it your homepage. Soon, you will be able to access Board Meeting Minutes, Covenants, By-laws and Architectural Standards, and Newsletters (no more paper copies slipped into your mailbox, this is the last one!) Plus, we'll post some great pictures on there, too.