

President's Message January 2019

Happy New Year Devaun Park members, I hope everyone enjoyed their holidays and are ready for 2019.

The Board of Aldermen usually holds their monthly meetings on the third Monday of each month. However due to holidays in January and February on the third Mondays, which conflict with non-workdays for our new management company First Service Residential, the board has changed the meeting dates from January 21st to January 28th and from February 18th to February 25th. This has been posted to the website <http://www.devaunpark-dpca.com/> and in the Clubhouse.

I want to thank Clare Leary for organizing the Devaun Park Holiday Open House on December 16th. Her crew of merry elfs (Priscilla Serafin, Kathy Trimble, Jules Evanoff, Lynne Dufner, Marueen Keller, Peggy Polnoy, Debbie Lamb, Shay Hahn, Jeanne Miller, Nan Murtha, Ruth Barone, MaryEllen Smith, Lynn Wieties, Sherri MacIntosh, Kathy Ricci) did a wonderful job of setting up and decorating the clubhouse, and the food brought and shared by our members was abundant and delicious. Carl Evanoff provided holiday music and Bill Wieties was the photographer. You were also very generous in the amount of nonperishable food donations and the contributions were delivered to a Brunswick County food bank by Jeanne Miller.

Thank you to Pulte for inviting Devaun Park member to their Holiday Open House on December 19th. There was a small turnout but those in attendance were able to meet the Pulte staff, tour their two completed homes, and partake in their holiday appetizer spread and beverages.

Annual Assessments: As you know, we have a new property management company, First Service Residential, and you have been notified of the untimely retirement of the Devaun Park property manager Trudie Peterson. Due to this turnover, the annual assessments for DPCA (which you received notification of this month) indicated that members were only required to pay one-half of their assessment (\$590) by January 31st. Unfortunately, the amount of total assessment (\$1,180) was not indicated on your statement. Please feel free to pay your full assessment of \$1,180 at this time but remember that the remainder of your assessment will be due by April 30th, as it has been in the past.

At the December Board of Aldermen meeting the board discussed and repair options to Ocean Harbour Golf Club Road (OHGCR). The board approved the plan for use of funds outlined later in this paragraph. I later met with representatives from Ocean Harbour Estates, Harbour Landing and Peakwood to discuss options and cost estimates for repair. The estimate for repair was \$36,000 and was discussed and approved by the group; the work will include installing 70 feet of reinforced concrete pipe under the roadway in the most flooded area closest to the entrance at Hwy 179, replace 100 feet and 80 feet of asphalt in two road sections, and patch/repair potholes in other sections of the roadway. The DPCA and Pulte approved contribution is \$20,100, of which Pulte will contribute \$7,500 and Pulte will pay the remainder (\$12,600) as advance on their \$1,200 per home road impact fee. Work is scheduled to begin in January and I will let you know when repair and road closure may occur.

Road repair on Rivendell Drive, to replace sections of pervious concrete, was completed in December and was paid out of the DPCA reserve fund. We are also in the process of getting quotes for replacement of the pool pump house roof, pressure washing sidewalks (with a possible start date in early February), repairing/replacing a section of wooden walkway between the clubhouse and Horseshoe Lake Road, and tree removal on an area of common property.

A revision of the Architectural Guidelines (new version 2.2) was posted to the DPCA website which updated the fee schedule and address for mailing applications and forms.

Some of you may have recently witnessed the removal of trees in the southeast section of Whisper Park near the gazebo. That tree removal was on property owned by Lakeshores Inc of NMB and is to facilitate the alleyway installation for the seven lots in this area.

There was a record amount of rain in our area in 2018 and rain has continued to fall in January. The high water table in Devaun Park unfortunately leads to a lot of standing water in numerous areas. The water continues to accumulate at the intersection of East Lake Road and Fountain Street, additional work is required to solve this problem and the Board will investigate possible solutions. Also, at the east end of Dever Park water accumulates in the swale, and as soon as we get some period of dry weather that area will be pumped out, filled in, graded and grass planted.

A few residents have complained about Pulte construction traffic using DPCA roads. Ideally a specific route would be outlined for construction traffic but in all cases the trucks would still require use of roads that DPCA maintains to reach their final destination. Further, due to GPS routing and the condition of Ocean Harbour Golf Club Road many drivers may not take the most direct route to a particular site. Whether the traffic is an owner (building or renovating) or a developer building new homes, everyone has exactly the same rights to utilize Shady Forest Drive, Ocean Harbour Golf Club Road, as well as all roads owned by DPCA in Devaun Park. The Board asks your patience while Devaun Park grows and we do/will hold accountable any contractors who damage DPCA property.

Happy New Year,

Beth Mann
DPCA President