



THE VILLAGE VOICE

A Daybreak Square Newsletter

January 2012

Second Online Edition

DAYBREAK SQUARE BOARD OF DIRECTORS

At the November 15, 2011 annual meeting of the Daybreak Square (DBS) Homeowners Association, the following neighbors were elected, by the homeowners in attendance, to serve on the Daybreak Square Board of Directors for 2012:

David Harreld

President and Operations Manager

700 Topwater Lane

336-288-8563

dharreld@triad.rr.com

Scott Moree

Vice-President and Secretary

504 Topwater Lane

336-288-9805

scott_moree@vfc.com

Wayne Thompson

Treasurer

402 Topwater Lane

336-908-1283

wayne.thompson@bradyservices.com

ARCHITECTURAL CONTROL COMMITTEE

The Daybreak Square Board of Directors has appointed an all-new Architectural Control Committee (ACC) for 2012. The new members are:

Sara Dunnagan

5202 Bodie Lane

336-288-7067

sdunnagan@triad.rr.com

Don Stadler

5101 Angler Lane

336-288-6480

don_stadler@yahoo.com

Pat Watson

501 Daybreak Square N

336-282-0634

bigred10945@aol.com

The governing documents of DBS dictate that you contact an ACC member to submit requests for improvements, alterations, additions, or changes to the outside of your home or landscape.

DAYBREAK SQUARE DUES FOR 2012

\$65 per month, per lot

For dues payment info, contact:

Allied Association Management

Brenda Cox, Accounting & Administrative Services

Mailing Address:

P.O. Box 18186

Greensboro, NC 27419

Office and Delivery Address:

201-K Pomona Drive

Greensboro, NC 27407

(336) 299-6019, ext. 3 Fax (336) 299-8344

bcox@forestproperties.com

A NOTE OF INTEREST.....

Your Board of Directors and ACC members are volunteer neighbors who work tirelessly on behalf of Daybreak Square. These dedicated volunteers often are presented with difficult tasks which they tackle impartially and fairly, with an obligatory eye always on the governing documents. In addition to the Board and ACC members, every DBS homeowner is contractually bound by those documents, and hopefully you already have or soon will familiarize yourself with their contents.



WHY MAKE AN ACC REQUEST?

Quoting Article VI, Sections 2 & 3 of the Covenants & Restrictions for DBS:

"The Architectural Control Committee shall regulate the external design, appearance, use, location and maintenance of the Property and of improvements thereon in such a manner so as to enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography. No building, residence or other structure shall be commenced, erected, maintained or improved, altered, removed made or done without the prior written approval of the Architectural Control Committee. By way of illustration and not of limitation, the following acts shall require the prior written approval of the Architectural Control Committee: any improvements, alterations, additions or deletions affecting any part of the exterior Dwelling, The Lot or any improvements thereon, whether temporary or permanent, including: paving; roofing; exterior painting; landscaping; exterior lighting; fencing; and recreational structures, statues, mailboxes and all personal signage."

HOW TO MAKE AN ACC REQUEST?

www.lakejeanettehoa.org/daybreaksquare

Go to the website for DBS, make a copy of the Architectural Control Request Form, fill it out completely, and deliver it to one of the members of the ACC listed in this newsletter. While on the website, scour the DBS legal documents to see if your proposal meets the dictates of those documents. The ACC will consider your request just as you did, in light of the governing documents, and get back to you with a response. The ACC has 60 days to bring back a decision to you but will typically do so much more quickly. To accommodate their variable schedules, the

ACC members ask that you give them as much time as possible to consider your proposal. **THE MOST IMPORTANT PART OF THE REQUEST PROCESS - CHECK WITH YOUR NEIGHBORS TO MAKE THEM AWARE OF THE NATURE OF YOUR OUTSIDE PROJECT SINCE IT MAY WELL IMPACT THEM, TOO!!** In DBS, our homes are so close together, and working with our neighbors cannot be stressed enough. If circumstances demand, the ACC may require consultation with surrounding neighbors as a condition for project approval.



COMPUTER CLASSES FOR SENIORS

www.greensboroshepnet.org

If you are age 50+ and are interested in Microsoft computer classes, check out this website for more information. Below is an excerpt from the website about the classes:

"The Greensboro ShepNet Computer Center for seniors has offered computer classes (for Microsoft applications) for several thousand older adults over the past fourteen years. The Greensboro ShepNet Computer Center for seniors age 50+ is operated by more than 75 dedicated volunteers who are themselves older adults. Through their efforts they hope to build a community of individuals who use computers to make their presence known in the world and to improve the quality of their lives and their community."

David Harreld President/Operations

Operations Report from David Harreld: The final phase of the central square remediation for our village is complete. The center portion of the square has new perennial plants and shrubs along the walking path. Additional maple trees have been planted at the west end to add to the new look. A new lighting system in the gazebo area was installed to replace our prior lighting system that was old and didn't work most of the time. The new system has LED lamps in the arbors at the entrances to the walk, new lights under some of the trees, and a new soft lighting system for the walk. A plus for the LED lamps is that they have a long life and provide energy efficiency. The arbors and the central gazebo have been repainted.

The winter application of pine straw is complete throughout Daybreak Square, both (1) around the trees in the common strips between the streets and sidewalks and (2) in the square. The pine needles retain moisture, prevent weeds, and add to the "finished look" of our landscape.

As you have already learned earlier in this newsletter, Pat Watson, Sara Dunnagan, and Don Stadler have volunteered to act as the Architectural Control Committee. Scott Moree graciously headed the committee for three years prior. Many thanks to Scott for a job well done.

Wayne Thompson Treasurer

Finance Report from Wayne Thompson: Our financial situation continues to be very good with quite adequate reserves and a budget that continues on schedule. Allied Management reports that data has been provided to the CPA firm that is charged with our annual audit, and the audit report will be issued on time. Also, the firm will file our tax return as required for a non-profit.

DBS Board of Director Officers for 2012:

- David Harreld, President/Operations
- Wayne Thompson, CPA, Treasurer
- Scott Moree, CPA, Vice-President/Secretary

Duncan's House and Pet Sitting Service

Phone: (336)693.5870 or (336)376.2016

Email: vitaminravoo@gmail.com for pricing and availability

www.lakejeanettehoa.org/daybreaksquare

Visit us online for a copy of all the governing documents, contact information for the Board and ACC, a copy of the most current newsletter, and much, much more!!!!!!!