

# Oliver's Landing and Woodlands

## Newsletter, SPRING 2020

Welcome to the Oliver's Landing and Woodlands Newsletter.

It is our hope that it will not only be interesting, but also provide useful and helpful information to our communities.

Gaylen Allsop, President



Our front entrance flowers have been updated by Patrick White, Sandra Scobie (Patrick White's Mom) and Sandy Mangum.

Patrick reported that "Mom got me going, but Sandy helped me locate and get what was needed."

*Thanks to all of you for beautifying our front entrance.*

Walkers and Joggers!!

### SAFETY FIRST PLEASE

Please be safe while walking and jogging. Our roads are curvy with blind spots and, sometimes, fast drivers! We also have a lot of construction and delivery trucks working around the neighborhood. Both the number of people out exercising and the number of cars on the road has increased. Please walk against the traffic, stay to the sides of the road and be aware of moving vehicles.



### Ole Still Café

Open for Dine-in, Take-out, and Delivery  
Phase II Re-opening Guidelines in place

Call for operating hours 828-598-0525

## Oliver's Landing Board and Committee Chairpersons

### **OLOA Board Members**

<b><u>Officer</u></b>	<b><u>Name</u></b>	<b><u>Telephone</u></b>
President	Gaylen Allsop	495-3001
Vice President	Richard Dickey	381-5155
Secretary	Patrick White	850-9317
Treasurer	Mike Castiglione	598-0770
Member at Large	Shane Weaver	639-9292
Member at Large	Rebecca Houck	320-3454
Member at Large	Jim Conley	291-1995

<b><u>Committee</u></b>	<b><u>Chairperson</u></b>	<b><u>Telephone</u></b>
Architectural Review	Phil Paspas	612-0025
Nomination	Gaylen Allsop	495-3001
Maintenance	Shane Weaver	639-9292
Newsletter	Kathy Rozea	495-7939
Finance	Mike Castiglione	598-0770
Social	Joye Hollar	495-3990
Enforcement	Dru Deuel	238-2750
Sewer	Jim Conley	495-8655
Golf Course Liaison	Mike Castiglione	598-0770
Marketing/Publicity	Patrick White	850-9317
Directory	Mike Castiglione	598-0770

Happy Spring Everyone!

We hope you are all staying safe during Phase II of the Covid-19 guidelines. Please enjoy our newsletter and let us know if you have any questions or need any additional information. Summer will be here soon as we wait for the Phase III and the new guidelines.

## **BUILDING ACTIVITY AND FIVE LOT MERGER**

**By Gaylen Allsop, President**

**Building Activity.** You may have noticed the construction activity on two of the five lots behind my house on Players Ridge Road. The original owner of the lots wanted to hook up to the Oliver's Landing sewer system, but would not agree to adhere to the OLOA DC&Rs or merge with Oliver's Landing. The new owners of all five lots have now agreed to both conditions in writing.

**Five Lot Merger.** In 2019, the five lot owners agreed to merge with OLOA. However, when submitted to the OLOA membership, the merger failed for lack of votes. OLOA needed 80% of lot owners for the merger to pass. We hope again to put the merger to a vote in the near future and hope you will take the time to vote on this important matter.

As you may know, the OLOA DC&Rs, Art. VI, provides that the Board may approve Non OLOA homeowner and lot owner hook ups under such conditions that the Board approves.

Art. VI, Section 2, of the DC&Rs says:

"Section 2. Sewer Hook Ups. Non OLOA homeowners and lot owners, seeking to hook up to the OLOA Maintained Sewer System must adhere to and comply with this Article VI; and if there is a main line that attaches to the OLOA sewer system that serves several homes, each homeowner will be responsible for payments under this Article. **The Board of Directors of the OLOA must approve each application** for each homeowner or lot owner requesting to hook on to the OLOA Maintained Sewer System.

The Board of Directors of OLOA may deny any such hook up for any reason, and may require the non OLOA homeowner(s) and/or lot owner(s) to become part of OLOA and/or subject to these OLOA Declarations and Restrictions before such hook up to the OLOA sewer system."

Presently, OLOA provides sewer service to Woodlands, a separate subdivision with its own DC&Rs. It also allows Woodlands to use the OLOA common areas and attend Social functions. Woodlands pays fees for use of the sewer system and certain social privileges as to OLOA common property, the boat dock, and social events.

OLOA worked out an agreement with the five lot owners. The agreement is as follows:

1. Every effort will be made to merge into OLOA the five parcels, being 4.5 acres, including the 50-foot-wide road entrance.

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2. In the event of a merger, the association agrees to pay for the installation of not more than two streetlights
3. Each owner(s) of the lots, prior to hook up, agrees to continue, in good faith, every effort to become part of OLOA and comply with the OLOA Bylaws and DC & R's, including, but not limited to, submission of all construction plans for approval by the Architectural Review Committee and the OLOA Board of Directors.
4. The owner(s) of these lots agree to construct an access road that meets state specifications off Player's Ridge Road and maintain it at their expense.
5. The owners of the lots would pay similar fees, like Woodlands does, to OLOA for use of the sewer system, use of the common areas, and for social privileges.

The two house plans approved so far meet our architectural and Board requirements. The five lots are listed in our Directory as Phase 10 lots with the letters OC in front of the lot, indicating Oliver's Cove. For Woodlands lots, the letter W is in front of the lot number.

Other Sales and Construction. In 2019 and in 2020 to date, three homes and two lots have sold in Woodlands. In OLOA, 19 homes and 10 lots have been sold. A number of these lots have new homes built on them or have homes under construction.

**THE WOODLANDS Association**  
**By Judy Wancik, President**

Over the past couple of years, the Woodlands community has grown by leaps and bounds. Many new couples have joined our ranks and several new homes are in the process of being built. Our newest homeowners are Losif and Virginia Bacon, Frank and Laura Whitt, and Ernie and Linda Siniscal. Several other homes are in different stages of completion and we'll be adding more names as their homes are finished. It's definitely been a welcome sight to see all the flurry of activity. The more the merrier I always say. We have several other lots that have been sold with homes scheduled to be started later this year.

Cinda Heaberlin started a neighborhood web site where messages, stories, and important daily information can be posted by our homeowners. It was very well received by all. The two websites are: [www.nclivingthewoodlands.com](http://www.nclivingthewoodlands.com) and [The Woodlands at Oliver's Landing group \(Facebook page\)](#).

We're all looking forward to continuing our boom and meeting all our new homeowners from all over the country.

## ARCHIECTURAL COMMITTEE

Thinking about making changes or additions to your property? Before you start, please contact Phil Pasma, Chairman of the Architectural committee at 828-612-0025 or [oloa.board@gmail.com](mailto:oloa.board@gmail.com) to discuss your plans. Phil has done an excellent job making sure architectural plans, applications and follow ups meet our community standards and the DC&Rs.

## MAINTENANCE COMMITTEE

Sewer Maintenance: Jim Conley is always busy with sewer taps and sewer business, especially since there are many new houses.

Association Maintenance: Shane Weaver will keep tabs on the other Association maintenance including the boat dock, lighting, clean-up day, signage, and fall and spring dumpsters.

The boat dock repairs were done by Randy Houck at a reasonable price. Thanks Randy, great job.



OLOA has added a very nice picnic table at the marina/dock area. Shane Weaver ordered and assembled the table.

It really looks great. Thank you Shane.

**THE FALL DUMPSTER HAS ARRIVED FOR YARD WASTE ONLY.** It's available now through approximately June 20th. If you see that the dumpster is full and needs to be replaced, please email [oloa.board@gmail.com](mailto:oloa.board@gmail.com) so someone can call for the replacement dumpster.

Please empty the contents of all bags directly into the dumpster. Bags cannot be placed in the dumpster.

The lake access and dock area has an electric gate with an electronic keypad. Please email [oloa.board@gmail.com](mailto:oloa.board@gmail.com) if you need a gate code, or need to change your gate code. Please provide the 6 digit number you would like to use. No numbers like 111111, or 222222, etc. will be acceptable.

## FINANCIAL

Our financial situation is sound. Mike Castiglione, our treasurer, is doing a great job and is making sure our accounts, accounting, reporting, and other financial matters are correct and up to date.

## SOCIAL COMMITTEE

Joye Hollar has been doing a great job with the recreation and entertainment in the neighborhood. We have had some very nice events that were well attended. The highlight, of course, is the Progressive Dinner. Unfortunately, this year it was cancelled due to the virus. Thanks to Kathy Rozea, Karen Schafer and Gloria Berg for putting together this newsletter.

## WEBSITE INFORMATION

Patrick White spearheaded the improvement of our website. You can find it at: [www.oliverslandnc.com](http://www.oliverslandnc.com).

The website contains lots of very helpful information about this community. For example, **About** tells you about Oliver's Landing.

**HOA Board** lets you see the DC&Rs, Current Meeting Minutes, Committees, and Membership Directory.

**Resources** gives information on the DC&Rs, Builders Instructions and the Architectural Application for new homes or changes to existing homes. It also gives you useful contact information.

**Calendar** highlights upcoming events.

**Galleries and Property for Sale**. Home and Lot owners should contact Mike Castiglione at (828) 598-0770 to obtain the password for the "private information" areas of the website.

## GOLF COURSE REMINDERS

The Ole Still Golf Course is a private entity and is not associated with the Oliver's Landing Owners Associations or the Woodlands Home Owners Association. It is private property.

Please do not throw the bags from your dog's droppings into their trash bins. Private golf carts are not allowed on the golf course without their permission. No walking is allowed on the golf course and "Trespassing" signs have been placed by street entrances. Joy riding with carts or bicycles is also not allowed on the golf course.

## DIRECTORY UPDATES

Please let the board, at [oloa.board@gmail.com](mailto:oloa.board@gmail.com) know if you need to request a change to your contact information. Your data and/or changes will be updated onto the directory. It will then be available on the website for "MEMBERS ONLY", by using the password. Contact Mike Castiglione at (828) 598-0770 to obtain the password for directory information.

## A FEW NEIGHBORHOOD REMINDERS

(Thanks to everyone who already complies!)

**SPEED.** Many residents, including children, walk in our subdivision. In addition there is construction and maintenance going on everywhere. **Please do not speed.** We have a 25 MPH limit. Be careful.

**DOG ETIQUETTE** There have been several complaints about dog owners not cleaning up their pet's droppings. Dog droppings must always be picked up throughout the neighborhood, including such locations as vacant lots, property easements, public areas like the boat ramp area, golf course, etc. These areas are not to be used as a dumping ground. Please dispose of all pet droppings at your own home.

Please remember to leash your dog when you are not on your property and to contain your dog's boundaries when on your property. Loose dogs, even friendly ones, can be a menace. They can be a threat to joggers, walkers, vehicles, small children, and other dogs. We need to avoid a dangerous situation. You can review the restrictions and possible fines for non-compliance in the DC&R's, Article II Section 27.

**TRAILERS AND RECREATIONAL VEHICLES** Just a reminder that utility trailers, jet skis and trailers, boats and trailers, marine trailers, and/or RV's cannot be kept in your driveway or anywhere on your property where they can be seen from the street or the lake. A reasonable amount of time is permitted to load and unload. Longer and more permanent storage must be located where these items cannot be seen. Please review DC&R Article II, Use Restrictions, Section 3 of the DC&R'S.

**TRASH AND RECYCLE BINS** Our DC&R's state that all trash receptacles must not be visible from the front of your property. If your bins can be seen, please move them to an appropriate location.

**LAWN SERVICE AND CONSTRUCTION VEHICLES** Please ask your lawn service provider or construction workers to avoid parking on blind curves or over the top of a hill. Whenever possible, they should use your driveway for their safety and other drivers' safety. Place an old tarp or plastic sheet under the "truck's" engine to avoid an oil spill on your driveway.

**SIGN VIOLATIONS** The DC&R's limit the number and size of signs placed on your property. Make sure signs on your property comply with Article II Section 6 of the DC&R's. In general, one For Sale/Rent or a builder sign, no more than five square feet, is allowed. Political signs are allowed certain days near an election.

## **SEWER ISSUES**

Jim Conley, Chairman of the Sewer Committee has been very busy with all the new hook ups at new and existing construction, in addition to constant maintenance of our sewer system. Please note that you are responsible for your own grinder pump. Helpful Hints on how to maintain your grinder Pump are provided on the last pages of the newsletter.

### **GRINDER PUMP MAINTENANCE**

Lake Norman Sewer and Septic is the maintenance and repair provider for OLOA's sewer system if you choose to contract with them. They offer a variety of services from cleaning, inspection, component replacements and annual maintenance for individual homeowners.

Please call Lake Norman S&S directly if you need to schedule a checkup or if you need emergency repairs. Their telephone number is (704) 483-5125.

#### **Taking Care of Your Grinder Pump**

One key question is always "How do we take care of our grinder pump?" It is a great question, especially because the grinder pump is one of the key elements in the smooth operation of our "total sewer system" and your home.

Your grinder pump is within your property and is your responsibility to service and maintain. The same is true for your private sewer service line. OLOA's responsibility begins at the end of your property line within the public right-of-way areas.

You should have your grinder pump cleaned and serviced on a regular basis. As an owner, you also have a responsibility to be sure everyone living in the home knows how to care for the grinder pump and what to do if the alarm sounds. When the alarm sounds, call for service—do not just disconnect the bell!

A properly maintained grinder pump should be able to handle your household wastewater from the kitchen, bathroom, laundry, etc.

Some things, like grease, grease by-products, flammables, chemicals, Clorox wipes, cat litter, feminine products, diapers, plastic, and paper should NEVER be dumped down the drains or flushed down the toilet. Be sure to review the whole list in the "Frequently Asked Questions" write-up on grinder pumps included on the following pages of this newsletter.

Also, never connect a sump pump to your sewer lines. A sump pump connected to the sewer system may raise your electric rates and shorten the life of your grinder pump.

We will be sure to keep you up to date as we get new information on the installation of the new pumps.

## Frequently Asked Questions and Answers about Grinder Pumps

### 1. What is a grinder pump?

A grinder pump works like a household garbage disposal, but on a larger scale. It grinds up wastewater produced in your home (i.e. toilet use, shower and washing machine wastewater, etc.) and pumps it into the public sewer system.

### 2. How does it work?

A grinder pump is placed in a tank (or well) that is buried in a convenient outdoor location on a homeowner's property. The tank provides a wastewater holding storage capacity. When water is used in the house, wastewater flows into the tank. When the wastewater in the tank reaches a pre-set level, the grinder pump automatically turns on, grinds the waste, and pumps it out of the tank via the homeowner's on-site sewer service line and into the public sewer system. A grinder pump will normally run for one or two minutes and automatically turn off when the tank is emptied. The pump is powered by electricity and is connected to a control panel near your electric meter.

### 3. Why do some homes/businesses need grinder pumps?

In most instances, wastewater flows by gravity from a home/business' on-property sewer service line to a public sewer main where it travels to a wastewater treatment plant. At these plants, the wastewater is cleaned, disinfected, and safely returned to the environment. However, because of elevation, gravity may not work in all instances. In situations where a home/business' sewer service line leaves the building at a lower elevation than the public sewer main, a grinder pump is sometimes used to grind and pump wastewater to the public sewer main.

(Article originally provided by Sewer Maintenance Chair, Jim Conley)

**Cleaning hint:** I put a cup of Pine Sol in the drains and toilet stools once a month to keep the lines and grinder pump clean. I also put one tablet of Polydent in my toilet tank once a month to keep the tank clean. Drop the tablet in the corner so it does not touch the rubber in the tank. Gaylen Allsop



If you would like to join the Newsletter Committee or if you have items or information that you would like to see in future Newsletters, please send an email to: [krr510@yahoo.com](mailto:krr510@yahoo.com).

***Thank you Gaylen and Judy, the Board , Committee Chairs , Karen, and Gloria for all your help.***