

Welcome to



2024



On behalf of the Oliver's Landing Homeowner Association - a warm welcome to our community!

As new residents of OL, we know that you will have many questions as you settle into your new home. This information sheet is meant to help you find information which is also maintained on our website - <https://oliverslandingnc.com>. New residents are encouraged to visit this online resource and email any questions that they may have to OLOA.board@gmail.com

David Harris
OLOA BOD President – 2024
Welcome Team:
Amanda Bostian, Janice Harris & Tiffany Ramirez

OLOA HOA
P O Box 15, Taylorsville, NC 28681
Email: OLOA.board@gmail.com
Website: <https://oliverslandingnc.com>

oliverslanding.nc website navigation:



In Our Neighborhood



[Players Ridge Golf Course](#) – an 18 hole, 6,600 yard, par 72 course. Onsite Golf Pro Shop and driving range. Visit <http://www.playersridge.golf>



Private coded gate access to a paved boat launch area



[El Batan Peruvian restaurant](#) – located at the clubhouse. Open to public. For more information visit <https://www.elbatanrestaurant.com>



Connect with other OLOA residents via a [Facebook](#) group managed by one of our residents

[Newcomers of Catawba Valley](#) is a social club where new and long-time residents explore the area and build friendships.

Getting Started...

Frequently Asked Questions & Responses:
<https://oliverslandingnc.com/about-hoa-board>

Homeowner Resources:
<https://oliverslandingnc.com/resources/homeowners/> includes the following resources:

- DC&Rs
- Flock Safety for OL roads
- Application for Building Approval
- Grinder Pump Maintenance
- Boat dock approval & permitting
- Gate code for OL Marina
- Street Light repairs
- Directory Updates

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EMERGENCY 911

- Alexander County Sheriff
Non-Emergency 828-632-2911
- Animal Control
828-632-1199
- Clerk of Court
828-635-3113
- Register of Deeds
828-632-3152
- Taylorsville Police Department
828-632-2218
- Bethlehem Fire Department
828-495-7411
- Fire Marshall
828-632-9336
- DUKE POWER
Duke Power Outage, Street Light Repair
800-777-9898
- Underground Utility Marker
811 or 1-800-632-4949
- North Carolina Dept of Transportation
Taylorsville (**state roads**)
828-632-2164

OLOA Board of Directors - 2024

Officer	Name	Telephone
President	David Harris	513-850-1979
Vice President	Neil Ramirez	757-639-6341
Secretary	Linda Eyre	609-216-1866
Treasurer	Chase Garrett	828-244-8124
Member at Large	Jyotika Patel	310-738-7722
Member at Large	Phillip Bostian	704-965-0164
Member at Large	Dave Matousek	828-480-8687

Olivers Landing Member Directory

<https://oliverslandingnc.com/membership-directory/>



Email OLOA.board@gmail.com for password

Please submit your contact changes along with your communication preferences. Do note the appropriate use policy for the member directory.

Use of the Oliver`s Landing Directory: The information contained in this directory is intended for the sole use of the Board and the members of the owners` association. It is considered confidential in that it may not be used for personal gain, promotion of businesses or professions, commercial solicitations, requests for charitable/non-profit contributions or memberships, announcements of a personal or family nature, advertising, the sale of personal items, religious or political information, or similar types of materials. The Board does reserve the right to offer information about those services/businesses, activities, or interests affecting the community at large, especially as related to the golf course, the sewer system and owners` grinder pumps, or other comparable entities.

By entering your password and/or clicking 'Submit', you have agreed to the above terms and conditions.

OLOA Committees - 2024

Committee	Chairperson	Telephone
Architectural Review	Phil Paspas	828-612-0025
Nomination	Dave Harris	513-850-1979
Maintenance	Dave Matousek	828-480-8687
Newsletter	Joye Hollar	828-495-3990
Finance	Chase Garrett	828-244-8124
Social	Joye Hollar	828-495-3990
Enforcement	Neil Ramirez	757-639-6341
Sewer	Jim Conley	828-495-8655
Golf Course Liaison		
Comm. & Directory	Jyotika Patel	310-738-7722

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PAYMENT OF OLOA HOMEOWNERS' DUES

The OLOA Homeowners Association will send you a dues statement in December of each year for the next year's dues. The dues that are required to be paid by the end of January of the year due. Presently, the HOA Dues are \$420 for an improved lot (house on it) and \$235 per year for unimproved lots. Delinquent dues will be charged an annual percentage rate of 18%, or 1 ½% per month on the unpaid balance starting on February 1 of the year due. The statement will indicate the place of payment, which is now at OLOA, PO Box 15, Taylorsville, NC 28681. You may pay by check.

COMMUNITY BOAT DOCK ACCESS

You need a personalized gate code to access the boat dock. Submit a request to oloa.board@gmail.com with a personal choice of a 6-digit number for your code. Numbers with repeats like 111111, 222222, etc will not be accepted. Once the code is activated you will be notified by email.

GRINDER PUMP AND SEWER ISSUES

OLOA uses John Grant, of Universal Pump & Control for home system cleaning and repair.

John Grant
Universal Pump and Grind
4607 Cannon Ct., Iron Station, NC 28090
704-308-9822

It is suggested you have your grinder pump cleaned, inspected, and generally maintained annually. Please note that you are responsible for any damage to your own grinder pump and the sewer line from the check value box near the road to your grinder pump.

TRASH AND RECYCLE BINS SERVICE

Contact Republic Services

4062 Section House Road, Hickory, NC 28601

Customer Service: 828-256-2158

<https://www.republicservices.com/contact-us>

A FEW NEIGHBORHOOD REMINDERS...

CHANGES OR ADDITIONS TO YOUR

PROPERTY: Before making changes or additions to your property, contact the OLOA Architectural committee or oloa.board@gmail.com to discuss your plans.

SPEED LIMIT – 25 MPH. Many residents, including children, walk in our subdivision. Please do not speed, and do ask your hired service personnel to observe the speed limit. Be careful and considerate!

SAFETY. Oliver's Landing has partnered with Flock Safety, a national neighborhood security provider that specializes in community safety through the use of license plate reading cameras. Oliver's Landing homeowners are encouraged to register their names and vehicle license plates to aid in a reported crime.

Please [review the community outreach letter](#) (2021) for more information. Contact the [OLOA Board](#) for a secure registration link. [Brief instructions](#) are also available to aid you with the registration process.

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.

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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.

DOG/PET ETIQUETTE. 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. 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 noncompliance in the DC&R's, Article II Section 27.

TRAILERS AND RECREATIONAL VEHICLE.

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.

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 on certain days near an election. Check state law for details.

NO SOLICITATION POLICY. Oliver's Landing has a No Solicitation Policy. There is sign at the entrance of our community (under the 25 MPH speed sign). This means that no one is allowed to enter our community to sell products, offer services, or conduct surveys door to door. If you encounter anyone attempting to market their services in person, please inform them of this policy.