

# Woodbridge Association

Kings Mountain, North Carolina

## Winter 2024 Newsletter



Greetings Neighbors,

I hope all of you had a wonderful Christmas and are off to a prosperous New Year. I apologize for the length of this issue but there are a lot of things you need to know and become involved with to make our community better. Let me start with the basics:

All of you should have received your invoice for our annual dues to be paid before the end of this month. If you somehow did not receive, please contact our [bookkeeper@woodbridgekm.com](mailto:bookkeeper@woodbridgekm.com) as soon as possible to update your contact information. It is very important that we have your current info on file.

Our **Woodbridge Association Annual Meeting** of the members will be on **Monday, March 11, 2024** in keeping with our Bylaws. You will receive the Agenda, Budget and official notice in early February. We are also looking for new Board members. Please contact any of our current Board if you have an interest in serving or any questions about the responsibilities.

### URGENT – Updates to Bylaws and Restrictions

We now have our proposed updates to our Bylaws and Declaration of Restrictions ready for you to vote. These documents have not been updated in 20 years and much has changed. Your Board and volunteer task force discussed the potential and desired updates best for our community over many months and believe these modest changes will enhance our properties. You will have the opportunity to vote by e-mail, regular mail or in-person at one of a number of open houses conducted in January and February. This is a **monumental** task. We need your participation if any changes are to occur. These updates and changes are to give clarity, eliminate old references no longer needed (such as to Hamrick Development), comply with the state's Planned Community Act and enact provisions deemed desired by the community task force. I will summarize these proposals below and you may read the revised documents on our website.

#### 1. *Amendments to our Bylaws*

- a. Allow our annual meeting to be designated by the Board. Clarify that actions by the members may be allowed without a formal meeting.
- b. Allow that members may participate by conference calls, electronic voting or other means approved by the Board.
- c. Clarify the Duties and Powers of the Board of Directors and Committees.
- d. Allow the Board to adjust the annual assessment within parameters. Budgets would still be approved by the members at the annual meeting.

*Changes and Updates to our Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens and Charges RE Woodbridge Subdivision.*

#### 2. Art I, Sec 3 – Approval for Plans and Location of Construction

Clarifies the procedure for review and approval of construction plans and submission to the Board.

3. Art I, Sec 10 – Accessory Structures and Detached Garages  
This would allow detached garages with Board Approval under the conditions as provided in the Amendments.
4. Art I, Sec 11 – Fences  
Changes would allow construction of fences with Board Approval as provided in the Amendments.
5. Art I, Sec 12 – Driveways, Parking and Junk  
The changes would specify Driveways, allow parking of motor homes, campers and other vehicles in designated parking areas with approval by the Board.
6. Art II, Sec 5 – Weed Removal  
This section addresses maintenance of lots and burning of leaves and yard debris.
7. Art II, Sec 9 – Boat and Trailer Storage.  
This section clarifies allowing golf carts, campers and other vehicles on designated parking areas.
8. Art II, Sec 10 – Landscaping.  
The changes allow certain garden and landscaping changes without Board approval. Retaining walls, water gardens, arbors, gazebos, and other garden and landscaping changes greater than two feet in height with Board approval.
9. Art II, Sec 11 – Pools and Hot tubs.  
The changes would allow in ground pools and hot tubs with Board approval.
10. Art II, Sec 12 – Motorcycles, Motorbikes, and the Like.  
Allows for golf carts to travel on designated roadways and cross community property.
11. All other Amendments not specifically listed. These are typically clarifications, updates and elimination of language no longer required within our documents.

### Open Houses and Voting

The proposed new documents are on the website and attached to this email. ***We will have open houses on the following dates to answer questions, receive a ballot and facilitate voting in person. You may also return a completed ballot should you not wish to mail. Ballots will need to be returned by mail or in person due to the signing requirement. Most of our lots have multiple owners, for example husband & wife. The voting owner must sign for the membership.***

-	Monday, January 29	6:00 – 7:00 pm	Advent Lutheran Church on Oak Grove Road
-	Thursday, February 1	6:00 – 7:00 pm	Advent Lutheran Church on Oak Grove Road
-	Monday, February 5	6:00 – 7:00 pm	Advent Lutheran Church on Oak Grove Road
-	Thursday, February 8	6:00 – 7:00 pm	Advent Lutheran Church on Oak Grove Road
-	Monday, February 12	6:00 – 7:00 pm	Advent Lutheran Church on Oak Grove Road
-	Thursday, February 15	6:00 – 7:00 pm	Advent Lutheran Church on Oak Grove Road

**\*\*\* You will have the ability to vote for all of the updates as a whole (Option 1- first page only) OR you may selectively choose each of the provisions indicated on the ballot (Option 2 -2<sup>nd</sup> and third page). It is most important that you vote as changes require 2/3 of our members to approve updating.\*\*\*** In mid-February we will assess our status to determine next steps in the voting process to include canvassing and direct mail. We appreciate your attentiveness to this process.