

751 South Community Association QUESTIONS FROM OWNERS

Q: What is the update on the Amenity Center?

A: The construction has started on the amenity center with a projected opening date of Memorial Day 2021.

Q: When will we know if the school will be built, and if it is not built, what will be built in its place?

A: The school is definitely still in the plans for the community at this time, Durham has the right to enact its option to start construction on a school as of June 3, 2023, which is the date the community will be annexed into the City of Durham. This land will remain undeveloped until that time.

Q: When will the grassy area around the future school (facing Bradburn) and the attached grassy area facing into the woods along Bradburn be cleaned up? *Part of the orange fence was removed but there is still a significant amount of the orange fence as well as the wire fence that was left behind and is now being overgrown with weeds.*

A: This area is regularly maintained by the HOA and monitored by the developer. If there is any stray fencing we will remove it.

Q: When will this same grassy area be sodded? It's very messy and muddy and every other area has been sodded as the homes have been built.

A: This area is regularly maintained by the HOA, but will not be sodded as it is adjacent to conservation area and is not intended to be a manicured park area.

Q: Can we please have a dedicated dog park? *There are many dog owners in the community.*

A: The original approved plan for the community did not include a dog park. The issue is that all open spaces are in close proximity to residences and due to the urban nature of the community, a dog park could create issues for those who would live in such close proximity to it. The community is designed to be very "walkable" and additional dog stations will be placed throughout the community as it grows to accommodate pet owners.

Q: Regarding ballot resolution #3: How will the excess revenue be applied to be fair? Some of the owners have paid dues multiple times and others have paid only once. Also, I think the homeowners pay more than the townhomes but I am not sure of that.

A: The single family owners and the townhome owners all pay the same amount of dues to 751 Community Association. The townhome owners also pay monthly dues for maintenance of the townhomes. If the income of the Association exceeds the expenses of the Association at the end of 2020, known as "excess revenue" or a "year-end gain," the funds will be handled in one of two ways: 1) left in the operating account for 2021 expenses; or 2) transferred to the Association's capital reserve account.

Q: Regarding the HOA fee increase in October 2020. Since the Amenity Center will not be open in October 2020 as planned, I believe the HOA fee increase should be postponed to Year 2021, when the Amenity Center opens. In other words, the quarterly payment should be \$344/qtr for January, April, July, and October 2020.

A: Correct, the dues for the fourth quarter will remain the same at \$344.00 since the amenity center will not be completed.

Q: Do we pay a flat rate or are we paying for repairs in the median every single week when through/on it? It was stated that the HOA is currently maintaining the entrance sign and the median. We have seen countless times that large construction trucks run through

the median and other areas near curbs throughout the neighborhood, damaging the landscaping. We just want to clarify that when construction trucks are responsible for the damage, they are paying for the repairs not our HOA dues?

A: All damages to the parks and common areas caused by Builders and/or delivery trucks are paid for by the developer. None of these charges are incurred by the HOA.

Q: Per Ballot Question #3, we should not pay for collection of delinquent dues. The individual homeowner should pay for this.

A: Generally speaking, the delinquent owners are charged back for all fees associated with the collection/pursuit of delinquent dues. The Association pays these fees up front and then charges them back to the owner's account. In the case of a foreclosure or bankruptcy, the HOA may have to absorb the delinquent dues and legal fees, but this has certainly not been the case to-date. For these reasons, there is always a line item in the budget for collection of delinquent fees.

Q: What is the plan for area behind 806 Watercolor Way?

A: This will be a finished HOA Park. It will be completed once the homes surrounding it are substantially complete as the Development Team does not want to install a park if it will be damaged during the home construction process.

Q: Why is there a hold on building the playground?

A: The Development Team is currently working on this as it is in one of the parks that will be completed once construction on the homes near it have finished. They will provide updates to the HOA as to the progress of this work. Also, it should be noted that playgrounds have been closed in private communities due to the COVID Pandemic all playgrounds are still closed thru September 11, at least. Please note that the amenity center will also have a play area adjacent to it when it completes in May 2021.

Q: Can you please enforce construction crews to clean up and stop leaving their trash on the ground?

A: This is a constant challenge for the Development Team. They communicate with the construction teams to keep the construction sites clean. If an owner has an issue with a particular site, please contact Charleston Management and they will notify the Development Team.