

Tartan Pines Owners Association

Newsletter- Nov 2017

**GENERAL:** During this newsletter we will try to answer some questions about events in Tartan Pines. The most recent information about TPOA can be found online. If you don’t have a computer you may wish to go to the Enterprise Public Library and use one of theirs. The staff is very friendly and would be happy to show you how to use one. For detailed and timely information go to the following websites:

<http://www.tartanpineshomeowners.com/> This is the official website of the TPOA and contains the CCR’s, important announcements, meeting minutes, historical archives of past meetings, bylaws and other items of specific interest.

<https://www.facebook.com/tartanpinesowners> This social media website contains items of immediate interest, event notifications and comments from homeowners.

<http://www.alabamagis.com/Coffee/frameset.cfm?cfid=293051&cftoken=73385483> This is the search website of the Coffee County tax assessor. By entering your name or parcel number and hitting search, you can find the tax history on your home, parcel map and other public information. This is useful if you need, but don’t know, your parcel number, assessed value, etc.

**ROSEMONT FENCE:** A replacement for the boundary fence along Rosemount was scheduled to be done this summer. The Tartan Pine Development Company (TPDC) declared bankruptcy just before construction was to start. As the strip of land that the fence sits on

 is owned by the TPDC, it was decided by the Board of Directors (BoD) to put the construction on hold until the status of the area is decided by the court. The dues increase for the fence will remain and go into the TPOA savings until the property status is resolved and then the fence *will* be built. Meanwhile, it is obvious that the fence between Robertson and Tartan will require replacement within the next few years and the TPOA will need to pay for that.

There has been some discussion as to 1) why the TPOA is paying for a new fence when it is on TPDC property and 2) why everyone’s dues were raised for a fence on Rosemont. First, the TPOA is obliged to maintain the boundaries of the subdivision, and the TPDC certainly won’t, and, second, the fence benefits the whole community and everyone’s property value. The fence on Robertson, the common area within Tom Morris, and the maintenance of access on Turnberry all fall in this category. Previous Boards decided that the community should act and pay for repairs as a whole, not as a set of disparate neighborhoods, acting on their own.

 **GOLF COURSE STATUS:** TPDC, which owns the golf course, had sought a buyer for the course for some time. It had announced that it was going to close early this year, but later extended the closure date to August, when it went into foreclosure. Then, in September, it declared Chapter 11 (reorganization) bankruptcy. It was later stated that Bill Carr (a Tartan Way resident) and some associates had bought the primary loan on the course and had instituted a number of lawsuits. One was to force TPDC into a Chapter 7 (sale of assets) bankruptcy, and one was to require that the course be maintained as a golf course, or at least as an open area, due to the implicit promise that homeowners had been given when they purchased their lots. Both suits are still pending, but in the interim, the court has said that it will allow the course to be mown and maintained, and TPDC also stated that they believe they may have a lessee that will operate the golf course. At the time of writing, this was all up in the air.

**TARTAN WAY BRIDGE:** The city Engineering Department was called about the concerns expressed at the Annual Meeting regarding the bridge on Tartan Way. The State of Alabama Department of Transportation inspects all bridges every two years. The bridge on Tartan Way was inspected this year on February 21st. The structural condition was rated “very good”; it was also rated the 4th best bridge in Coffee County and the 301st best bridge in the state! The Director of Engineering does not believe there is a problem with the bridge but he will drive out and look at it

**FUTURE NEWSLETTERS:** Producing and mailing a newsletter to all 200+ owners is not cheap. Production and mailing costs come to over $125 per mailing. It is much cheaper and easier to send them out by e-mail. In the future, newsletters will be posted to the website and facebook addresses listed previously. If there is no way that you can get computer access (such as through a neighbor or an Enterprise City Library computer) let us know and we will try to work something out.

**CONTACTS:** We have a number of e-mail addresses for many TPOA members, yet, when the Board sent out a recent mailing re the Board elections, almost ¼ of the mailings were undeliverable. We need current e-mail addresses for everyone who wishes to receive local news, TPOA information, mailings etc. Please send your name, address, and current e-mail address to : tartanpineshoa@gmail.com

**BOARD OF DIRECTORS MEETINGS:** There is apparently a misunderstanding regarding the BoD meetings. They are not a public forum. They follow Roberts Rules of Order. Thus, they are a meeting for Board members to discuss and vote on topics from a previously approved agenda. Because the Board wants the owners to have a view of the process, they conduct their discussions in public and hold a public comment session at the end.

Watch for the agenda to be published on-line before the quarterly BoD meetings. If you have a topic that you feel should be addressed, contact your neighborhood representative and ask that it be put on the agenda for the next meeting. If you have a strong opinion on an agenda topic, contact your representative and express your concerns. If you wish to make a comment, sign up for the comment period at the conclusion of the meeting. If you have an area that you feel strongly about, and think that it is being ignored or not addressed, then, following the bylaws (posted on the website under “Covenants”) get 15% of the homeowners (about 32) with similar views to sign a petition to the board president requesting a special meeting to discuss that topic.

**BOARD of DIRECTORS:**

A list of the BoD can be found on the webpage under “Board Members” and also on the following page

**2018 BOARD of DIRECTORS**

Jim Arrington              At Large             President                 james.e.arrington@gmail.com

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