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August 3, 2007

SLLA bans big trucks, but grandfather's a couple

Treasurer to join driving range suit

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Directors explain votes on SLLA/SLLC deal

The Times spoke with each member of the Seven Lakes Landowners Association [SLLA] Board in order to better understand the thinking behind their votes for or against a controversial agreement with Seven Lakes Country Club on the driving range issue.

President Don Truesdell's point of view is described in our report on the substance of the agree-

ment, which begins on page 1, and also in his opening statement from the Wednesday, July 25 SLLA General Meeting, which appears on page 3.

Randy Zielsdorf

Randy Zielsdorf told *The Times* that most folks who are concerned about the driving range issue "don't want houses on that old driving range." But, in his

very first meeting as an SLLA Board member, in April, he learned that there was really very little the SLLA could do to stop the development of that property. "That was pretty much granted. I didn't hear a lot of whining and complaining from any Board members about that."

But, before any residential development could occur on the existing driving range, the sale

of the land to a developer would have to be approved by the Club membership, Zielsdorf said. "There is still a long wait to go before any housing is put on that land." If it is developed, under the agreement "they will fall under the jurisdiction of the ARB."

"The big legal issue was 'Does the Country Club have to abide by the Seven Lakes covenants,'" Zielsdorf said. "That issue has nothing to do about the fact that they can sell the old driving range."

SLLA Attorney Stovall told the Board that taking the matter to court was "not a slam dunk," Zielsdorf said. And losing in court would exempt Club property from the covenants if it were ever developed. "The current

driving range does not have the ten-foot buffer that the rest of Seven Lakes has. If a developer came in and things went sour, they could cut a new entrance into the community, bypassing the South Gate. This agreement preserves a permanent easement for green space," and prevents any additional entrance.

Zielsdorf said the agreement also prevents the Club or any future owner of the golf course property from carving up the fairways into building lots. "Trying to preserve the golf course and trying to get some protection on the old driving range was more important than getting bogged down in the issue of houses on the old driving range."

Taking the issue to court would
(See "Directors," p. 33)

SLLA-SLCC Agreement

The text of the new agreement between the Seven Lakes Landowners Association and Seven Lakes Country Club is as follows:

Seven Lakes Country Club Attorney Meeting Counter Proposal

- The Seven Lakes Landowners Association will grant the authority to Seven Lakes Country Club to establish its own

covenants limiting the use of all Country Club property to the operations of the golf course and country club. Hunter Stovall will have the right to review the Seven Lakes Country Club covenants to insure compliance with this requirement.

- The Seven Lakes Country Club will grant a ten foot easement along Seven Lakes Drive from the South Gate House to the Townhouses. This easement will be incorporated into the setback requirements if it affects the setbacks for the development for any or all of this property. This easement can only be used for green spaces. Hunter Stovall to write this easement.

- The Seven Lakes Country Club will provide sufficient land for a minimum of five parking spaces to the east of the current South Side Mail House with similar deed restrictions that currently exists for the South

Side Mail House.

- Upon the sale of any Seven Lakes Country Club property for residential purposes such properties will be subject to the South Side Covenants.

- Upon the approval of the Seven Lakes Country Club Membership to sell the existing practice range to a developer for residential purposes, the property will be subject to the South Side Covenants. The SLLA recognizes that the current proposal includes up to 14 residential units and the SLLA will work with the developer in an open, efficient and cooperative fashion.

CONTRIBUTORS AND ADVERTISERS

Articles or advertisements submitted to *The Times* should include the name and telephone number of the author. Articles may be dropped off at the *Seven Lakes Times* offices at 4307 Seven Lakes Plaza, mailed to P.O. Box 602, West End, NC 27376, faxed to 910-673-0210, or e-mailed to mail@sevenlakes-times.net.

Our voice telephone number is 910-673-0111.

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Issue	Deadline
August 17	August 10
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Sept 14	Sept 7
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Oct 12	Oct 5
Oct 26	Oct 19
Nov 9	Nov 2
Nov 21*	Nov 15*
Dec 7	Nov 30
Dec 21	Dec 14

*Early publication or deadline due to holiday.

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Truesdell explains SLCC agreement

[Seven Lakes Landowners Association President Don Truesdell opened the Wednesday, July 25 General Meeting of the association by delivering the following remarks concerning the agreement reached with the Seven Lakes Country Club regarding its driving range projects.]

Thank you for coming to our meeting tonight. As you know this board has negotiated an agreement with the Seven Lakes Country Club concerning several major issues such as the covenants and the disposition of the existing driving range. There are five points in this agreement.

1. The Seven Lakes Country Club has been given the authority to write its own covenants "limiting the use of all Country Club property to the operations of the golf course and country club." The Board's lawyer is Hunter Stovall and he will have the right to review the Seven Lakes Country Club covenants to insure compliance with this requirement.

2. Currently the Seven Lakes Landowners Association does not own a buffer contiguous to Seven Lakes Drive from the South Gate House to the townhouses. The purpose of the buffer is to eliminate the possibility of creating an entrance into Seven Lakes South that would by-pass our gates. The second point therefore states that "the Seven Lakes Country Club will grant a ten foot easement along Seven Lakes Drive from the South Gate House to the Townhouses. This easement can only be used for green spaces. Hunter Stovall to write this easement."

The difference between an easement and a buffer is the ownership of the land. With this easement the Seven Lakes Country Club will still own the land versus a buffer where the land would be owned by the Seven Lakes Landowners Association. An easement is recorded in Carthage at the Moore County Registry of Deeds and can only be changed by consent of both parties.

3. The third point addresses additional land that the Seven Lakes Landowners Association can use to provide more parking spaces for the South Side Mail Building. We will be provided with enough land to create five additional parking spaces.

4. The fourth point confirms that "upon the sale of any Seven Lakes Country Club property for residential purposes such properties will be subject to the South Side Covenants."

5. The fifth point addresses the issue of the existing driving range. It reads as follows: "Upon the approval of the Seven Lakes Country Club membership to sell the existing Practice Range to a developer for residential purposes, the property will be subject to the South Side Covenants. The Seven Lakes Landowners Association recognizes that the current proposal includes up to 14 residential units and the Seven Lakes Landowners Association will work with the developer in an open, efficient and cooperative fashion."

That is the agreement. The vote was four to three with Douglass, Nuti, Truesdell and Zielsdorf in the affirmative and Florence, Hudson and Stephan in the negative.

There were three different courses of action we could have taken. The first course was to do nothing and let the Seven Lakes Country Club go unchallenged.

The second course of action was to seek a legal solution. From personal experience lawsuits are expensive, time consuming and you have lost control of your destiny. Your destiny is now in the hands of a third person, the judge, over whom you have no control.

The board's lawyer estimated that to seek a declaratory judgment and defend or prosecute an appeal would have been prohibitively expensive. Stovall suggested that rather than seek a declaratory judgment and run the risk of losing, that we should consider trying to achieve an agreement. You have to consider that when a lawyer who gets paid by the hour is willing to

(See "Truesdell," p. 34)



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7 Lakes West 267 Longleaf Drive



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Pledges sought to preserve driving range

The best way to prevent development of Seven Lakes Country Club's driving range at the entrance to Seen Lakes South may be for someone to buy it and turn it into a park.

But who? Randy Zielsdorf, a member of the Seven Lakes Landowners Association [SLLA] Board of Directors, thinks there may be a number of Seven Lakers willing to contribute to the

effort.

"A lot of people don't want to see development there," Zielsdorf told *The Times* earlier this week. And many of those landowners are upset with a new agreement between the SLLA and the Seven Lakes Country Club that mentions a 14-home development on the five-acre parcel.

"There's a lot of emotion about this," Zielsdorf told *The Times*. "All

that energy could be channeled negatively, in an effort to fight the agreement and sue the Association."

"Or it could be channeled in a positive direction instead."

"What I'd like to propose is that the Association, the Country Club, and other interested parties should sit down and see if we can preserve part or all of that acreage as green space."

In order to gauge landowners' interest in the idea, Zielsdorf is encouraging those who would be willing to contribute to stop by the SLLA office and fill out a pledge card. "I'll get the ball rolling by pledging a \$100 contribution," Zielsdorf said.

Zielsdorf said the idea is not one that he has discussed with other Board members. "This is an initiative that I am spearheading,"

he told *The Times*. "I'm not speaking for the entire Board."

"If we can gather enough support in the form of pledges, perhaps we can strike an agreement with the Club that will preserve all or at least some of that property as a public park."

Landowners or others interested in pledging funds toward the effort can fill out a pledge card at the Landowners Office in Seven Lakes North. For more information, call the office at 673-4931, telephone Zielsdorf at 673-9333, or email him at raz7lakes@mindspring.com.

SLCC Tennis camp is a hit!

by Barb Horan

Seven Lakes Tennis

The Seven Lakes Country Club Tennis Center recently completed their second summer camp. Twenty-six local children had one terrific time learning the skills of the game, followed by an hour and a half of swimming.

The camp was under the direction of Tennis Pro Bruce Adams, who wishes to thank all the volunteers who helped make the camp so very successful; Mike Roscoe, Hillary Roscoe, Bob

Dantzer, Terry Hunt, Barb Campbell, Betty Milligan, Paul Sowell, Angela Terry, Marilyn Quintana, and JoAnn Moses.

Counselors were selected by Coach Adams, who has been extremely pleased with the dedication and desire they have shown to his Junior Program. Counselors are Chris Nurnberg, Casie Jingles, Sami Matthews, Ally Hoehn-Saric, Devon Nowicki, Dakota Buccos, and Marc Schaefer.

Each day following tennis instruction, campers spent their

swim time at the Seven Lakes Fitness Center. Many thanks are extended to Wayne and Marge Nurnberg.

The Seven Lakes Country Club program is already planning a Fall Tennis Carnival for fifty children, to be held on Saturday, September 22. There will be notices at the local mail houses very shortly. This is a free tennis day just like the wonderful one that was held in the Spring.

For further information regarding the carnival or tennis les-

sons, please call the Tennis Office at 673-1096.



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Barcodes, paving are on SLWLA agenda

New barcode gates and a new surface for portions of Lakeway Drive were among the items discussed at the Tuesday, July 24 General Meeting of the Seven Lakes West Landowners Association [SLWLA].

Barcode gates. Security Director Blaine Rowland explained that teams of volunteers would be applying the stickers to landowners vehicles. [That project was slated to begin Wednesday afternoon, August 1, as this issue of *The Times* was put to bed. The schedule for installation is posted on the SLWLA website at www.sevenlakeswest.org.]

Rowland said residents will receive their barcodes first; the board has apparently not completely resolved the question of limits to the number of barcodes landowners may purchase or whether barcodes will be provided to any non-residents.

Rowland said it may be desirable to allow certain commercial vehicle to have barcodes, "to give some relief to the front gate" at high traffic times of the day, thereby avoiding a long backup at the gate. This is likely to be done on a case by case basis, Rowland said, but "we haven't decided who decides yet."

The software that operates the barcode entry system allows the Association to easily turn off entire blocks of barcode numbers. So, commercial vehicles could be given numbers in a range that would be switched off during evening and weekend hours.

Later in the meeting Dick Osborne asked whether the system would "give a daily report on who is coming in and going out." President Jim Haggard said he had been reviewing the users manual for the system and it appears possible to track the entry of a particular barcode. It will not track those leaving the community, because the barcode readers are not installed on the exit lanes. "If we had an issue with a particular vehicle, we could turn off a barcode on a particular one," Haggard said.

"Folks were never happy with the transponder system," Rowland added. "We have insisted with Maximum Security that they post a performance bond. If the system doesn't work, we will charge against that bond."

Another resident, during the public comment portion of the meeting, objected to the flimsy plastic downspouts that are used as gate arms. "I would suggest putting a gate in that would not break," he said. "We need something very strong . . . otherwise they just drive through . . . plastic downspouts are not the answer." His comments elicited applause from the audience.

Lakeway Drive. Infrastructure Director Ray MacKay reported that bids had been received for the widening and paving of Lakeway Drive entrance lane from just below the mailhouse to Longleaf Drive. A curb and gutter approach — like that on a portion of the exit lane — will be used. MacKay said he, Rowland, and Community Manager Tony Robertson would be meeting with the three bidders on the project to discuss qualifications and recommend one of the companies to the full board.

MacKay said that, unlike the widening and repaving of the exit lane last year, this year's project will be done "under traffic." Flaggers will be used to control the flow of traffic as the work is done.

"I don't know how you are going to have flag people," Gloria

Williams said during the Public Comment portion of the meeting. "The road is too narrow. Shut it down like you did last time."

MacKay said that closing the exit lane last year prompted a number of drivers to exit the community up the entrance road. Repeating that experience is too great a safety risk, MacKay said.

Noting the excellent work last year's contractor had done on the exit lane, Williams asked why the same contractor wasn't hired for this year. MacKay assured her that the work would be of equal quality.

Rosemary Weber asked whether the roadwork could be done at night to avoid traffic problems. MacKay said that would likely double the cost of the project.

Yard waste. Turning to the yard waste transfer site, MacKay said the cost of debris disposal for the first full year of operation was \$13,500, which compares very favorably with the \$25,000 spent on semi-annual curbside pickup of debris. In addition, it has eliminated several weeks of having unsightly piles of debris lining the roadways, MacKay said.

Recognitions. President Hag-

gard began the meeting by recognizing the efforts of a number of folks to improve the community:

- Recalling that last month's General Session began with the news of a very sizable contribution to the beautification fund, Haggard said another very sizable contribution had been received, from yet another anonymous donor. Thanks go to Betty

and Ronnie Milligan for their work in beautifying the Entrance area and Johnson Point — work which inspired the contributions.

- Haggard thanked Judy Pendleton for volunteering to be the "resident librarian" for the SLWLA library on the lower level of the community center. Pendleton "saw a problem and stepped up to solve it," Haggard said.

(See "West Side," p. 37)

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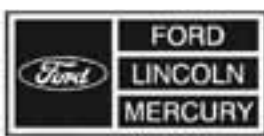


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Water conservation: We can do better!

by Dave Kinney
Seven Lakes Civic Group

The Stage 2 Moderate Mandatory Water Restriction went into effect June 8 with targeted consumption for the Seven Lakes system of 580,000 gallons per day.

Over the seven weeks since the new target became effective, average weekly (Monday-Sunday) consumption has met the target three times, but just barely. On the other hand, we failed to meet the target four times by 10% or more.

Rainfall over this seven-week period, was a very meager four inches (the best week 1.3 inches; worst zero). But consumption does fall the day that it rains.

Yes, we need to challenge ourselves to do better. Outside watering (lawns, plantings) offers the best opportunity to conserve this vital resource.

Dennis Brobst, Director of Public Works, up-dated the Seven Lakes Civic Group Board on the water supply at our July 24 meeting. Key highlights from our worthwhile discussion were:

- Two projects have together provided an increase in our water supply. First was the new 12" line along NC211 bypassing Pinewild. Second was the installation of slightly larger impellers in the pump at the NC211 booster station. Supply is now about 1,100,000 gpd---a greater than expected 29% increase.

- The McGill Associates water study (due to be completed in October) will include discussion and recommendations for additional sources not just to serve the growing needs of the Seven Lakes community, but also the proposed major subdivisions in Area "A" and Pinehurst. Alternatives being studied include:

- Montgomery County with a line east along NC211 from near the Purdue chicken operation to Seven Lakes.
- Harnett County through the East Moore Water District to the intersection of US15/501 and McCaskill Road. From there lines west along NC73 toward Seven Lakes and south to Pinehurst would be installed.

- A new Southern Pines water system reservoir which would require a water purchase agreement between the coun-

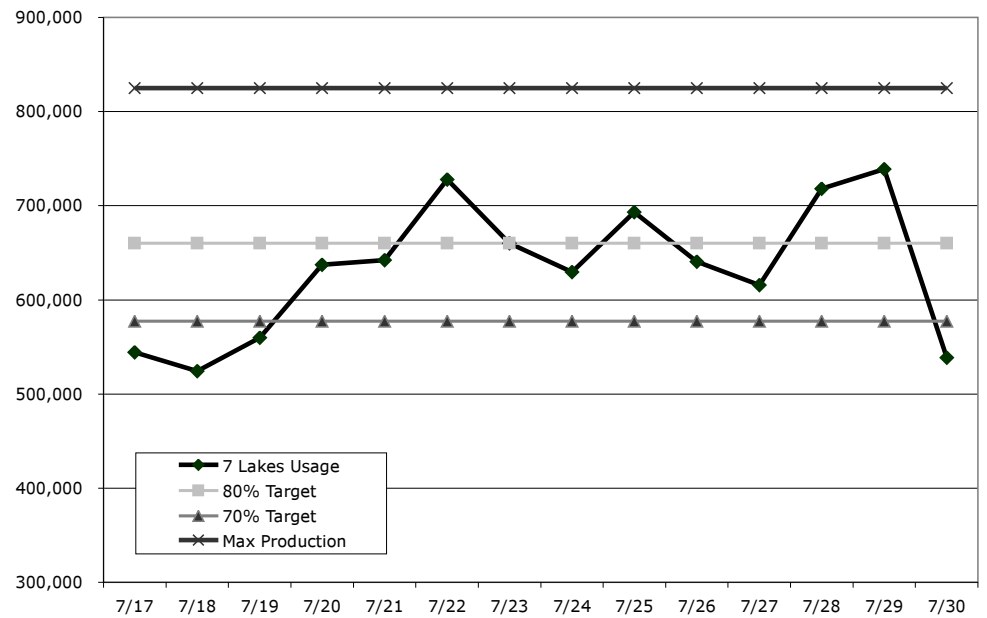
ty and Southern Pines.

- New wells in Foxfire most likely would not add enough supply to their private system to serve their planned growth.

- The new NC211 booster station scheduled for next Spring to increase our supply to 1,200,000 gpd may not be the best idea. Its cost — \$350,000–\$400,000 — or an incremental supply of slightly more than 100,000 gpd is not financially attractive. The budgeted funds could be better used to help fund the line from Montgomery County. Such a line would provide a second primary source of water for the Seven Lakes system and that's very desirable. Long term we can forget about relying on our wells which now provide less than 8% of our supply.

- He expects the interconnect between the West and North (See "Water," p. 8)

Seven Lakes Water Usage



The Seven Lakes Times website includes a water usage graph that shows data for the last fourteen days. Select the "Water Gauge" link in the menu at www.sevenlaketimes.net.



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Ribbon Cutting — Optical Solutions celebrates its new location.

Optical Solutions celebrates its grand re-opening

Optical Solutions celebrated its new location with a Grand Opening celebration and ribbon-cutting on Tuesday, July 17.

Family friends and customers enjoyed refreshments and registered for a variety of door prizes selected from local businesses, including Indigo's, Phoenix Fashions, and Bookshop by the Lakes.

A number of local business folks stopped by to wish Optical

Solutions owner Connie Grana to well in her new store in the Professional Park Building on Seven Lakes Drive.

Prize winners included Jason Joyce, Chuck Dorward, Michael Florence, Betty Childress, Peggy Olson, Petina Sloan, Marcy Hankins, Tammy Rush, Marie Melborn, Gail Cummins, Eleanor Carraher, Elizabeth Surface, and Suzanne Faher.

Please conserve!

As you know we are still under a Moore County Stage II Mandatory Water Conservation program. The goal is to reduce our water consumption by 30% which is

to approximately 550,000 gallons per day. With a few rainfalls we seem to have a short memory as our consumption is approaching 750,000 gallons per day

The single biggest use of water is irrigation.

The Stage II states that you may irrigate your property twice per week

equal to a daily consumption of approximately 600,000 gallons per day. We got off to a great start by reducing consumption

between the hours of 5:00 PM and 12:00 midnight.

Please remember this restriction. Thank you

Water

(Continued from page 6)

sides storage tanks to be up and running by October. This includes restoration of roads and right-of-ways. The easement with weeks.

• The line across East Devonshire near the Seven Lakes Country Club will provide a second feeder between the North and South sides, a desirable redundancy.

Remember the Seven Lakes system includes McLendon Hills, Love Grove Church Road and West End. The Seven Lakes community accounts for something like 90% of consumption.

MEMO:

Board Notes

Don Truesdell
Seven Lakes
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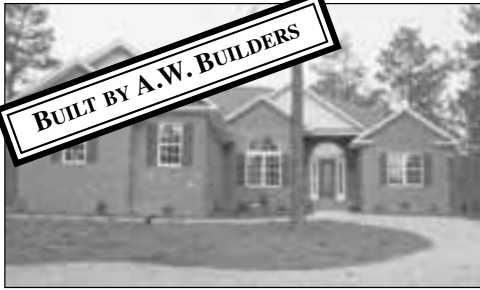
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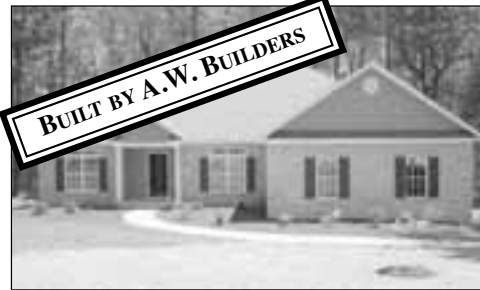
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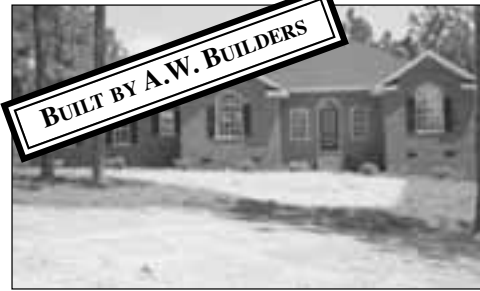
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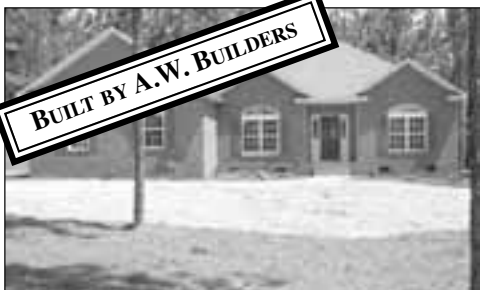
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In memory of . . .

Shelly Ellington Graham, 83, of West End, died Saturday, July 14, at Penick Village in Southern Pines.

A native of Vance County, Mrs. Graham was the daughter of Budd and Nancy Grissom Ellington. She graduated from Mills Home in Thomasville, and later graduated from York County Hospital in Rock Hill, SC, as a registered nurse.

She served in the Army Air Corps as a registered nurse before going to work in the operating room at Moore County Hospital. She later worked at Sandhills Nursing Home and retired from St. Joseph of the Pines.

She was preceded in death by her husband of fifty-four years, Tarrell Benford Graham Sr.

Mrs. Graham is survived by one daughter, Macy G. McKenzie of Lexington, SC; two sons, Benford Graham and Daniel Graham of West End; and seven grandchildren.

A funeral service was held Tuesday, July 17, at Macus United Methodist Church. The Rev. Donald Burns officiated. Burial followed in the church cemetery.

Memorials may be made to Marcus UMC, c/o Linda Williams, 141 Research Farm Road, Candor NC 27229, or to the Alzheimer's Association of America, 3800 Shamrock Drive, Charlotte NC 28215.

Mary Edith Brewer Sanborn, 92, of Southern Pines, died Friday, July 27, at St. Joseph of the Pines in Southern Pines.

Born in Moore County to the late Cleveland and Etta Richardson Dunn, Mrs. Sanborn worked for many years at Stanley Furniture in West End. She was a long-time member of West End Baptist Church and Beulah Hill Baptist Church.

Mrs. Sanborn was preceded in death by her son, Charles R. Brewer; her brothers, Elsie Dunn and Neil Dunn; and her sisters, Annie Ruth Jenkins and Pearl Heinisch.

Mrs. Sanborn is survived by her daughters, Phyllis B. Wilson of Gaffney, SC, and Linda Cole of Derby, NC; her sisters, Viola Britt of Speece, NC, and Etta Florence Aldred of Aberdeen; ten grandchildren and seventeen great-grandchildren.

Funeral services were held Monday, July 30, at West End Baptist Church in West End. The Rev. Dana Brewer and the Rev. Robbie Gibson officiated. Burial followed in West End Cemetery.

Boles Funeral Home in Southern Pines assisted the family.

Dr. James A. Moncure, died on Friday, July 27 in Burlington.

Dr. Moncure was born in Abingdon, VA, the son of the late Walter R.D. Moncure and Ashby Ogburn Moncure. He served in the 309th Infantry Regiment during World War II, receiving the Bronze Star, Combat Infantry Badge and two battle stars. He also served in the Korean Conflict. After earning his BA degree from the University of Richmond, Dr. Moncure went on to receive

MA and Ph.D. degrees from Columbia University.

In 1974, Dr. Moncure was invited to become Vice President for Academic and Student Affairs at Elon College in Elon.

During his tenure, he worked with Dr. Fred Young, President of Elon, to obtain a major Federal grant to strengthen academic and student life — a key turning point in the development of the university. Enrollment increased, faculty with doctorates increased dramatically and eight new programs were established. Dr. Moncure's lifelong interest in global affairs and voluntary service helped shape Elon's study abroad and voluntary service programs. He served Elon until his retirement.

Survivors include his wife, Jane Belk Moncure; a son,

James A. Moncure II; sisters Mrs. Gertrude Harris of Seaford, DE, Mrs. Josephine Flexner of Alexandria, VA, and Mrs. Mary Alice Harding of Gainesville, FL and two grandchildren.

A memorial service of celebration for the life of Dr. Moncure will be held at Elon Community Church located at 271 Williamson Ave., Elon, NC, on Friday, August 3, at 2:00 pm. Burial will be in the family site at Piney Grove Cemetery in Swannanoa.


Memorials may be made to the James A. Moncure Scholarship Fund, c/o Office of Institutional Advancement, Campus Box 2600, Elon, N.C. 27244.

Doris Evelyn Scott Nardo, 82, of Jackson Springs North Carolina died on Saturday, July 28 at First Health Moore Regional Hospital in Pinehurst.

She was born in Surry County, the daughter of the late Ernest and Hattie Ida Hill Scott. She was preceded in death by her husband Philip Albert Nardo.

Survivors include her sons; Philip Stephen Nardo and Michael Scott Nardo both of Jackson Springs, three grandchildren and one great grandchild.

Memorial services were held on Tuesday, July 31 at Sacred Heart Catholic Church in Pinehurst.



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Chloe the calendar cat: Siamese celebrity

by Laura Douglass
Times Reporter

Five year old Chloe, a seal point Siamese cat owned by David and Melissa McDonald of Seven Lakes North, was definitely ready for her close-up this year when she was selected, for a second time, to grace the pages of the *Cat Fancy* 2008 year-in-a-box calendar. Chloe was previously featured in the 2006 calendar.

Blessed with vivid blue eyes common to her breed, the photogenic feline secured a place

among the three hundred-fifteen calendar pages. Gazing serenely while resting atop a brilliantly-colored towel, Chloe's winning picture was but one of several hundred thousand entrants.

Contest photographs are judged for originality, creativity, and heartwarming appeal.

Explaining why she believes Chloe has twice now been honored, McDonald said, "She always seems to pose and you can see in her eyes that she has something to say."

The McDonald family also includes thirteen-year old, Sophia, an elegant Himalayan cat, and Lady Godiva, their rambunctious nine-month old kitten. Lady Godiva is also a purebred seal point Siamese cat.

McDonald sent in photographs of each of her pets but is quick to point out that the contest is open to all cats, not just purebreds.

Cat Fancy produces a widely circulated monthly magazine in addition to their annual calendar.

Chloe's will appear in the 2008 calendar on August 4, but David and Melissa said she gets plenty of attention and treats no matter the day.

Nicknamed "Little Princess," Chloe enjoys spaghetti, lasagna, and always knows when it is chicken dinner night, and according to Melissa, is so finicky about cat food that she only will eat one

flavor.

Just like her human mom and dad, Chloe has a sweet tooth and has been known to tear open a bag of doughnut holes — then scatter them down the hallway.

A very talkative companion, another trait of the breed, McDonald said Chloe will initiate conversations and always seems

to get in the last word with a loud Siamese yowl.

Also known to stroll the bathtub ledge when someone is bathing, David said that Chloe enjoys the company of men and that they share special time together when she rides on his shoulder on excursions around

(See "Chloe," p. 13)



David & Melissa McDonald's Chloe



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BEACON RIDGE GOLF FRONT ON 1ST FAIRWAY - Enjoy this all brick home with fantastic view of golf course from Carolina Rm & deck. 3BR, 2.5BA, LR with gas log FP & hardwood flrs, skylights, guest bath Jacuzzi. **\$350,000**



Under Contract!

WATERFRONT ON BIG JUNIPER - Relax on screened porch & deck overlooking superb views of yard & lake. 3BR, 2.5BA, masonry gas fl in LR. Large utility rm & basement. Don't miss it - priced to sell! **\$219,000**



WATERFRONT ON DOGWOOD LAKE - Super three bedroom, two bath with great room (with fireplace), and Carolina Room overlooking the lake. Great price for a great home!
..... **\$159,000**



New Listing

U/C in 2 Days!

LAKE AUMAN WATERFRONT BARGAIN - Six bedrooms, four baths with new hardwood floors in great room and new tile in kitchen. Boat dock with lift. A must see.
... **Won't last long at \$580,000**



Under Contract!

CONTEMPORARY HOME - In family-oriented Seven Lakes North. 3 BR, 2 BA split plan, Carolina Rm and screened Porch with deck overlooking secluded backyard. Spacious laundry & pantry off kitchen. Priced right! **\$137,500**



LAKE AUMAN WATERFRONT - Super lot with 179 ft of waterfront and spectacular views of the lake. Split BR plan, kitchen with hardwood floors, Corian countertops and desk, gas logs in fireplace, workshop below. **\$665,000**



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..... **\$325,900**



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CUTE COTTAGE WITH LAKE VIEW - Mature landscaping surrounds this beautiful, well maintained home in Seven Lakes North. Large Carolina Rm with super living rm, 2 bedrooms and 2 baths. **Priced to sell at \$161,900**



SLS GOLF FRONT on 10th GREEN - Overlooks Grassmere Lake. Bright & open. Upper level: 2BR, 2BA, LR with cathedral ceilings, DR & large kitchen with masonry FP & screen porch. Lower level: 2BR, 1BA & office. **\$349,000**



SOLD!

GOLF FRONT SLCC - 8th FAIRWAY All brick three bedroom, 2.5 bath, two-car garage home with large deck and Carolina room overlooking 8th Tee and pond. **\$219,000**



Under Contract!

ATTRACTIVE SEVEN LAKES NORTH - Move in condition, open floor plan, vaulted ceilings & fireplace. Hardwoods and tile throughout. 3 BD, 2 BA. Fenced back yard, low maintenance landscaping. Deck w/ pergola. **\$174,000**

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AUGUST ACTION

Lot #2218 - New Listing

106 Cottage Grove - Sold

108 Oxford - Sold

113 Winsford Circle -
Under Contract

Lot #3306 - Under Contract

121 Anchor Point -
New Listing/Under Contract

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#3306 - Under Contract -
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GOLF FRONT

#2147R - 1 Acre on 4th Hole -
\$31,000

#2188 - 18th Green - \$35,000

#2211 - SLCC 15th - \$25,000

#2218 - Large Lot - \$29,500

#2256 - 9th Tee SLCC - \$28,000

#2257 - 9th Fairway - \$26,500

GOLF FRONT

#2396 - 4th Hole - \$39,000

#2407 - Reduced - \$22,500

INTERIOR

#196 - Reduced/ Dbl Lots -
\$27,000

#215/220 - Reduced! - \$28,500

#1004/05 - Two/wet - \$6,900

#2475 - Really Nice - \$21,500

#2483 - Corner Lot - \$20,000

#2495 - Private - \$20,000

INTERIOR (CONT.)

#2510/11/12/13 -

4 Lots/2.5 Acres - \$39,000

#2545 - Cul-de-sac - \$15,000

#2574R - Good Perc/2.1 Acres -
\$35,000

#5218R - Double - \$79,000

#5480 - Large - \$52,500

COMMERCIAL LOTS

#114 - \$8,000

Sheriff arrests two in West End break-ins

The Moore County Sheriff's Office has arrested two West End men on felony charges and recovered nearly \$45,000 in stolen property taken in a string of West End break-ins stretch from mid-May to last week.

Sheriff Lane Carter's Office reported Wednesday night that Terry Munch Hobgood, 41 of 168 Beauty Road, and Roger Shane Thomas, 45, of 5138 NC

Highway 211 were arrested on July 27 on multiple felony charges.

They are accused of having perpetrated break-ins at Mac's Food Store, Town and Country Landscaping, Chisholm Electrical Contractors, the Kurt Sellers residence, and West End United Methodist Church.

Items allegedly taken by the pair include a work truck, trailer,

a riding mower, a push mower, 1,800 feet of copper wire, several firearms, lawn maintenance equipment, and cash.

The break-ins resulted in significant damage to both premises and vehicles where the crimes occurred.

Each of the accused faces more than a dozen felony charges, including breaking and entering, larceny, and possession of stolen goods.

Both men were placed in the Moore County Detention Center. Hobgood's bail was set at \$20,000; Thomas', at \$75,000.



Terry Muncher Hobgood



Roger Shane Thomas

Chloe

(Continued from page 11)

the house.

Housemates Sophia and the youthful Lady Godiva, also help keep Chloe busy and trim with play fighting and other cat games.

However, the consummate cat, Chloe's favorite place in Winter is as close to the fireplace as possible, and during the

Summer spends her days sunbathing in a window perch while watching the neighborhood birds and squirrels.

Melissa's car sports a bumper sticker which reads, "Siamese cats are like potato chips, you can't just have one."

However, David McDonald said it best, "These are our kids."



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WIOZ's Bob Adams

Adams entertains Kiwanis

by Frank Krohn
Seven Lakes Kiwanis Club

At its regular meeting on July 17, the Seven Lakes Kiwanis Club heard from Bob Adams of WIOZ, one of our local radio stations. He related many stories about his life's experiences, stressing the point that one can be as good as he or she thinks

they can, and that when the occasion arises for "a maximum effort" event, one's peak performance starts with believing that he or she can do it.

Adams works with many groups because of his association with radio and television but he relishes the time he spends with children, especial-

ly the handicapped. It is easy to see how his enthusiasm and positive attitude would make him a success with whomever he is working.

The Seven Lakes Kiwanis meets every Tuesday at Noon at the Seven Lakes Country Club.



Four putters tied for first place at the Kiwanis Picnic.

Kiwanis picnic

by Frank Krohn

On July 10, the Seven Lakes Kiwanis Club held its annual picnic at the Seven Lakes Country Club. The weather, while hot, was great for outside activities and participation was enthusiastic and competitive.

Four men tied for first place in the putting contest; Major Cox-

hill, Joe Welsh, Ron Price, and Dick Weber. Joe Welsh was the eventual winner in a putt-off.

This annual event is a major social function for the club, and as you might expect, everyone had a grand time. The Kiwanis Club holds regular meetings on Tuesdays at Noon at the Seven Lakes Country Club.

Margaritaville Tickets Now On Sale

SLWLA Recreation Committee is hosting the Second Annual Margaritaville Night. Tickets are \$10 per person and can be obtained by calling Linda Criswell at 783-7374 or Gloria Williams at 673-2597.



This year's event will be held on Friday, September 7, 7:00 pm to 11:00 pm at the SLWLA Community Pool. Alternate rain location will be the Community Center. You will not want to miss this years live entertainment, Joyner Young & Marie, Moore County's top choice performers.



BYOB – Margarita mix and snacks provided. No glass containers allowed. Only 125 tickets being sold so . . . don't miss your opportunity to join everyone for a great time.

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Control of Canada Geese now easier

by Paul Kirst
Seven Lakes West

Taylor Williams, a biologist and the North Carolina extension agent in Moore County, spoke to the Lake Auman Sports Club on July 11, on the topic of managing Canada Geese.

Canada Geese have become problematic because so many of them no longer migrate and thus cause a year round mess on lake properties. Their numbers on the East Coast have increased from 50,000 to 3.6 million during the past twenty-five years. That number is expected to double in the next three to five years. Geese that do migrate have an average life span of ten years while resident geese live up to twenty-five years.

Even though geese, unlike ducks, only defecate on land, the water around the island in Lake Auman showed a fecal coliform bacteria count during the past nesting season which was thirty times higher than elsewhere in the lake. Although they may move around, except during June and July when they are molting and can't fly, geese will mostly return to where they were born.

The number of nests on the Lake Auman island has been doubling every year. This year there was twenty-seven nests and most nests have six eggs.

I personally like the sights and sounds of a few geese honking around the lake and would not like to see them disappear.

However, if we don't limit their numbers, they will pollute the lake as well as our lands. Each goose may defecate up to two

pounds per day.

Recognizing this problem, the federal government changed the law in 2006, so that now there are additional legal ways to control geese numbers. There are several physical and chemical ways that homeowners can use to repel geese from their properties. That approach merely becomes a continually escalating and expensive contest between homeowners to drive an increasing number of geese away from your own property onto your neighbor's property or common areas.

Mr. Williams' recommendation of the easiest and preferred way to control unwanted growth of the resident goose population is to prevent eggs from hatching. This is easily done by coating the eggs with vegetable oil. Removing or destroying the eggs only causes the goose to lay more eggs.

Anyone may obtain a permit allowing them to treat eggs between March 1 and June 30. They then must file a report by October 1 stating how many eggs were neutralized. There is no limit to how many eggs one may neutralize. An individual or group, like a homeowner's association, may obtain a permit free of charge. Unless geese are actually nesting on your own property, an individual permit would be of little value.

An extensive discussion of this issue and new rules can be found at the following government website: <http://www.fws.gov/migratorybirds/fedreg/regs07/Goose%20final%20rule.pdf>

Literacy training

The Moore County Literacy Council is offering volunteer training to become a literacy tutor.

A one-hour Orientation program will be held on Thursday, August 16, from 4:00 pm to 5:00 pm. Tutor Training classes will be held Thursdays, August 30, September 6, September 13, and September 20 from 4:00 pm to 7:00 pm.

Orientation and Tutor Training will be held at the Emmanuel Episcopal Youth House on the

corner of S. Ridge Street and Indiana Avenue in Southern Pines.

Orientation must be completed prior to starting the Tutor Training classes. Tutor training includes twelve hours of instruction. Donations are accepted to help cover the cost of materials and refreshments for the workshop.

For more information or to reserve a space, please call 692-5954 or e-mail pamm-clc@nc.rr.com.



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Masquerade will benefit Literacy Council

On Friday evening, August 24, Elliott's on Linden and Moore County Literacy Council [MCLC] are hosting a party at Weymouth

Center to celebrate twenty years of Teaching Moore People to Read. Elegant hors d'oeuvres and wines, strolling musicians,

and the beauty of Weymouth's late summer gardens promise to make this a magical evening.

Guests are invited to dress in costume and participate in a parade of literary characters and prizes to be awarded for Best Costumes include a Murder Mystery Dinner for eight contributed by Pat Motz-Frazier, proprietress of the Old Buggy Inn in Carthage, with menu and crime scenario tailored specifically for the winner and friends; and a Get-Away Weekend at the Sweet Biscuit Inn in Asheville with a visit to the Thomas Wolfe Memorial and tickets to Biltmore Estate.

Mary McKeithen of Showboat Costumes in Southern Pines is available to help with costume

consultations.

The Book Lover's Masquerade party promises to be a fun-filled evening, but participants will also be supporting the vital work of the Literacy Council. Twenty-two percent of adults in this county are functionally illiterate. MCLC volunteers have been tutoring children, teens, and adults in classrooms, libraries, churches, prisons, and workplaces across the county, since 1987. Programs have varied but the goal has remained unchanged: to eradicate illiteracy in Moore County, at no cost to the learner. Donor support is essential to sustain this effort.

Tickets for the Masquerade are \$75 per person, and advance

reservations are required. There are also 20th Anniversary sponsorship opportunities, which include sets of tickets. Please call the Literacy Council at 692-5954 for additional information.

Beacon Ridge Breast Cancer Awareness Golf Tournament

The Beacon Ridge Ladies Golf Association will host a golf tournament in support of the Susan G. Komen Breast Cancer Foundation on Monday, September 24.

The format for the event will be nine-holes of golf, two best balls team play, followed by lunch. The tournament is open

to all Beacon Ridge lady members with handicaps, and is limited to forty-four golfers. The entry fee is a \$15 donation to the Susan G. Komen Foundation. Any non-golfers are welcome to attend the lunch and to "think pink."

For more information, please call Ellen Leslie at 673-5475.

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Alchemyst is good start for new series

The Alchemyst: The Secrets of the Immortal Nicholas Flamel
by Michael Scott

Review by Patrick Crawley

"The Alchemyst" is a novel set in modern times. It tells a story of a set of twins, Sophie and Josh. The twins were spending the summer with a relative in San Francisco. Little did they know they were going to be sucked into a war that had lasted for centuries.

The novel is directed mainly to pre-teen and teen readers. With main characters they can more easily identify with they can understand the point of view of Josh and Sophie all the better. People who tend to like reading a series of books should read this novel, as it is the opening of a series entitled "The Secrets of the Immortal Nicholas Flamel."

As the book opens up you are immediately drawn into a world of alchemy and ageless beings. As the characters learn more and more about the world that has just been jolted into life around them, they meet amaz-

ing people once thought of as gods, like Bastet, and The Morrigan. As the twins journey across Earth and it's various shadow realms, they not only learn about what this so called "magic" is and how they can awaken their own potential.

As the kids learn about their own powers they see the extent of others powers as the fight for the mysterious book of Abraham, which has kept Nicholas Flamel and his wife alive, rages around them. The Book is the center of this sagas universe. As the

war rages on various secrets of how the children are necessary. As all of this is going on the children who have been so close their whole lives are being slowly torn apart.

All in all, the book is very well put together with very good character development as well as a killer ending. If fantasy interests you and you're looking for a series to last you a while, "The Secrets of the Immortal Nicholas Flamel" is for you. I give the novel a 4 out of 5 for not being completely amazing but still quite well written and hooking.



Time to update EMS directory

by T. Ray Jackson
Seven Lakes EMS

For at least the last fourteen years, the Seven Lakes E.M.S. Squad has published a telephone directory containing the names, addresses, and telephone numbers of our residents. In addition, we have included "the yellow pages" of local businesses. Our residents have indicated that this is a very handy publication.

Aside from being useful to residents, the Telephone Directory has been a significant fundraising project for our volunteer E.M.S. Squad. Since we are a volunteer organization, this project helps us pay the bills.

We need the help of our residents.

Since there has been a very large increase in the population of Seven Lakes, many of our new residents may not even know about the availability of our Telephone Directory.

Having said this, we need your help. Getting the necessary information together for the new edition takes a tremendous amount of effort by a cadre of your neighbors. It would be hard to even estimate the amount of time that these volunteers spend getting

the information together for "the yellow pages" and getting the book itself together for the printers. The names of these important people are inside the present edition of the directory.

Producing "the white pages" information is a task by itself. Since we do not have a local source for your individual information, we have to depend upon you, our residents, to provide this information to us.

Forms are provided in each of the Landowners Offices for you

to provide your up-to-date information. If we do not receive this information, your names, addresses, and telephone number will not appear in the new edition of the directory.

The new edition will come out in January 2008.

As always, the current Telephone Directory edition is available for purchase in the Landowners Offices.

Your help in this matter would be greatly appreciated.

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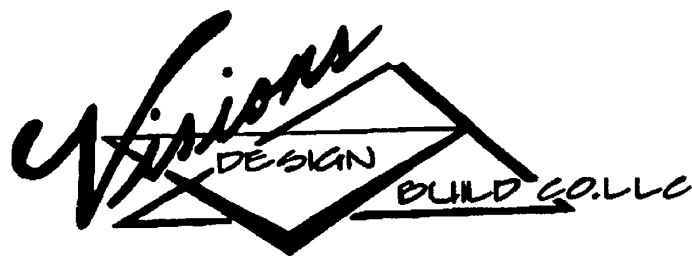
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SATURDAY, AUGUST 4

- **Seven Lakes Business Guild President's Cup Golf Tournament** – Seven Lakes Country Club. Three-man teams representing Guild member businesses will compete in a Captain's Choice format. Entry fee \$60/player includes range balls, golf, on-course refreshments, dinner, and prizes. Proceeds from tournament will be applied to ongoing business village roadway project. Register your team, at 673-2106, or 673-1088.

SUNDAY, AUGUST 5

- **Winged Gems: Butterflies, Weymouth Woods Hike** – 3:00 pm, Weymouth Woods auditorium. Nearly ninety-eight species of butterflies may be found in the Sandhills. Many have incredible colors and markings, and have fascinating life histories. Join the staff for a short half-mile hike to focus on identifying butterflies using binoculars. Bring binoculars, field guides, and tick/bug spray.

MONDAY, AUGUST 6

- **Aloha Summer Day Camp at Seven Lakes** – 9:00 am – 3:00 pm, Seven Lakes North Clubhouse. A Hawaiian-themed week with games and crafts will

conclude with a luau celebration of food, dancing, and fun. Half-day option is \$6 per person, full day is \$12. Drop-in space is available or campers may pre-register by calling Chad Beane at 673-4931.



What's When Calendar

about Luther and Friends Canine Visitors Bureau & how to

become a member with your very best friend, call Linda Hubbard, Volunteer Coordinator, Moore County Schools, 947-2342, or Beverly Lashley, at 947-2976.

SUNDAY, AUGUST 12

- **Water World: Weymouth Woods Lecture** – 3:00 pm, Weymouth Woods auditorium. Why is water so important? Sure we need it, but there is so much of it. Learn some incredible facts about water and our uses for it.

MONDAY, AUGUST 13

- **Parables of Jesus Vacation Bible School** – 9:00 am – Noon, St. Mary Magdalene Episcopal

Church, 1145 Seven Lakes Drive. Vacation Bible School Monday, August 13 – Friday, August 17. All young children are welcome to attend. Five of the parables will be studied through stories, crafts, games, and songs that will illustrate each story. For information or to register, call Paula Hill at 673-2775.

- **National Active & Retired Federal Employees (NARFE) Sandhills Chapter 1895** – 10:30 am at Community Congregational Church, 141 N. Bennett St., Southern Pines. Ernie Hanford, will be the guest speaker on Aging and Volunteerism. Information is available Vilma Geisert (910) 215-5898 or George Sandoval (910) 949-7287.

TUESDAY, AUGUST 14

- **Seven Lakes West Landowners Association Work Session** – 8:00 am, West Side Community Park Building. Open to the public.
- **State of Federal Government** – 12:00 pm to 1:30 pm, National Golf Club. Sponsored by Moore County Chamber of Commerce, Congressman Howard Coble will address issues of international concern, infrastructure, trade, and transportation. Program cost \$25, includes lunch. RSVP to 692-3926.

WEDNESDAY, AUGUST 15

- **Seven Lakes Landowners Association Work Session** – 6:00 pm, Seven Lakes North Clubhouse. Open to the public.

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THURSDAY, AUGUST 16

- **Moore County Literacy Council Volunteer Orientation** – 4:00 pm to 5:00 pm, Emmanuel Episcopal Youth House, corner of S. Ridge Street and Indiana Avenue, Southern Pines. Orientation program must be completed before starting Tutor Training classes to be held Thursdays, August 30, September 6, September 13, and September 20 from 4:00 pm to 7:00 pm. For information or to reserve a space, call 692-5954.
- **Attracting Butterflies to Your Garden** – 11:00 am, Moore County Senior Enrichment Center, 8040 Hwy 15/501, located two miles north of the Pinehurst traffic circle. Moore County Master Gardener Marissa Back will provide interesting insight into attracting these beautiful creatures to your yard. Call 215-0900 to reserve a seat.

SATURDAY, AUGUST 18

- **Seven Lakes Country Club Hawaiian Luau** – 5:30 pm cocktails, 6:30 pm dinner. Entertainment supplied by Glenn Davis. Buffet featuring roast pig w/bourbon sauce, Hawaiian noodles, Hawaiian chicken stir fry, rice pilaf, grilled marinated vegetables, salad bar, fruit, and ice cream

station. Members \$22, non-member \$27. Dress code Muu-Muu, Hawaiian shirts, or anything cool & summer casual. Hosts Alice & Terry McPheeters. Reservations 673-1100.

SUNDAY, AUGUST 19

- **Sandhills Squirrels: Nature's Nutcrackers, Weymouth Woods Hike** – 3:00 pm. Weymouth Woods auditorium. Flying, fox, and gray squirrels are all found in the Sandhills. However, they have distinctly different life styles. A short slide show and program will focus on the adaptations and life histories of these animals. Join the ranger for a short half-mile hike to look for fox squirrels.

TUESDAY, AUGUST 21

- **Sandhills Quilters Guild Meeting** – 9:30 am – Noon, Senior Enrichment Center located at 8040 Hwy.15-501. Judy Peterson will present a machine applique workshop.

THURSDAY, AUGUST 23

- **Bookshop by the Lakes** – 7:00 pm. Join the Book group for discussion of *Mockingbird A Portrait of Harper Lee* by Charles Shields. Meeting held in the Coffee Scene. Open to all.

FRIDAY, AUGUST 24

- **Book Lover's Masquerade** – 6:30 pm, Weymouth Center. Elliott's on Linden joins the Moore County Literacy Council in celebrating twenty years of Teaching Moore People to Read. Elegant hors d'oeuvres and wines, strolling musicians, parade of literary characters, prizes for Best Costumes. Cost \$75/person for a fun-filled evening to benefit MCLC. 692-5954.

SUNDAY, AUGUST 26

- **Tarheels and Turpentine, Weymouth Woods Lecture** – 3:00 pm, Weymouth Woods auditorium. In 1880 North Carolina was producing one-third of the world's supply of turpentine. Join the park ranger for a closer look at the history of this industry, the products produced from pine resin, and the origin of our state's nickname, the Tarheel State.

TUESDAY, AUGUST 28

- **Seven Lakes West Landowners Association General Meeting** – 7:30 pm, West Side Community Park. Open to the public.

WEDNESDAY, AUGUST 29

- **Seven Lakes Landowners Association General Meeting** – 7:30 pm, Seven Lakes North Clubhouse.

Open to the public.

- **Rally for the Cure Golf Tournament** – Foxfire Golf Club. Foxfire Ladies Golf Association hosts an open play day golf tournament in support of Rally for the Cure. Participants receive a one year subscription to Golf for Women magazine, goodie bag, and symbolic pink ribbon pin. Cost \$20 contribution to the Susan G.

Koman Breast Cancer Foundation plus \$20 cart fee. Call Ginny Siedler at 673-3240.

THURSDAY, SEPTEMBER 6

- **Divorce Recovery Class – West End United Methodist Church.** Class participants will meet once a week for ten weeks. Open to the community, no charge for the class, 673-1371.



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Agreement

(Continued from front page)

erty is subject to the covenants that govern all other property in Seven Lakes South.

In addition, the agreement calls for the Club to grant the Association "a ten-foot easement along Seven Lakes Drive from the South Gate House to the Townhouses," and limits the use of that easement to "green spaces." Truesdell told *The Times* that this eliminates the possibility that the Club or a future developer could create a separate entrance to the South Side that bypasses the South Gate.

Finally, the Club will provide enough land to accommodate five parking spaces on the east side of the South Side mail house.

The Board approved the agreement in an email vote conducted over several days. Michael Florence, Treasurer Steve Hudson, and Vice President Donna Stephan voted against approval; President Don Truesdell and Directors Laura Douglass, Ed Nuti, and Randy Zielsdorf voted in favor.

"We had three options," SLLA President Truesdell told *The Times*. "We could bury our heads in the sand and do nothing; we could go to court and try to get a declaratory judgement [that the South Side Covenants apply to the Club]; or we could try to strike an agreement."

The Board discussed its chances in court with SLLA attorney Hunter Stovall, Truesdell said. "He told us we had a 50-50 shot of winning a declaratory judgement." And the pricetag for the attempt, according to the attorney, was \$40,000 to \$50,000.

"If we had gone for a declaratory judgement and lost, we would have been in a much worse position than this agreement puts us in," Truesdell told *The Times*. In other words, if a court found that the South Side Covenants do not apply to SLLC property, the Association would lose all its leverage over the use and development of that acreage.

The legal concern that tipped the balance toward compromise rather than court has to do with "Real Property Marketable Title Act," found in the North Carolina General Statutes, Chapter 47B. It provides for the expiration of covenants after 30 years if they are not specifically referenced on

a deed. There is no such reference on the deed to the County Club property, Truesdell told *The Times*. There are exceptions in the Act, but their applicability is debatable as a point of law — and that's where Stovall's 50-50 odds came into play.

"The concern that we had was that a declaratory judgement was an expensive proposition and at best a 50-50 shot," Truesdell added. "A lawsuit is expensive, it's time consuming, and you put your fate in the hands of a third party over whom you have

absolutely no control."

The Board has held a number of closed meetings — some involving Stovall — in recent weeks, apparently using those sessions to hammer out a deal with the Club. At least one meeting brought together Truesdell,

Nuti, and Stovall, representing the Association, with Club officers Dick Weber and Denny Galford, along with Club General Manager Mike Spayd and SLCC attorney Penny Hayes. A number of verbal and written proposals also
(See "Agreement," p. 23)

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Lawsuit

(Continued from front page)

Don Truesdell, Randy Zielsdorf, Laura Douglass, and Edward Nuti.

The complaint does not seek monetary damages, but asks the court to enjoin the defendants from “performing or attempting to perform the Agreement.” It also asks for a temporary restraining order that would immediately halt any attempt by either side to move forward under

the agreement.

In addition, the suit attempts to prevent the four named Directors from using Association funds to defend themselves or the Association, asking the court to require that they repay from their own pockets any Association funds used in performing or defending either the Agreement or the lawsuit.

“I can’t believe that four people have taken upon themselves

the authority to change the face of Seven Lakes without discussing it with the community at large,” Shaw told *The Times*. [See Shaw’s letter on the subject on page 29.]

The Agreement

The agreement in question attempts to resolve a dispute between the SLLA and the Club that arose last fall, when Club leaders made public a plan to build a new driving range and finance that project through the sale of the existing range to a developer. Preliminary plans call for up to fourteen patio homes to be placed on the five-acre parcel.

The Association argued that both projects — the construction of the new range and the development of the old range — were subject to Southside Covenants and oversight by the SLLA’s Architectural Review Board [ARB]. The Club disputed this.

According to SLLA President Truesdell, the SLLA Board could have pursued the matter in court, but was counseled by the Association’s attorney that that course would be both risky and expen-

sive [See a statement from Truesdell on page 3].

So, instead, the Board pursued a compromise, which was ultimately approved in a four-to-three vote of the Board. [See story on page 1 and the text of the agreement on page 2.]

The Complaint

The essence of the complaint filed by Shaw, Hudson, and others is that the existing driving range “is not subdivided or platted into lots or sub parcels and was never intended for residential use or development and has at all times since the recordation of the subdivision plats has been shown as part of the open areas protected by the Restricted Covenants of the subdivision as undeveloped, green area for the protection and enjoyment of the residential lot owners. . .”

The Plaintiffs and their fellow Seven Lakers “are entitled to have said open areas left as is, open and undeveloped,” the complaint continues, noting that the existence of such open areas was “a part of the considerations given when they purchased their property.”

The Plaintiffs argue that the fact the existing driving range was shown as an open area on the original plat of the community — and that they relied on that representation when they purchased their property — gives them “a right in the nature of an easement appurtenant to have the area left as open and undeveloped.”

Development of the range will result “in the loss of their easement and the depreciation of their property value,” the complaint alleges.

The Seven Lakes Landowners Association lacks the authority to waive covenants or to allow the Club to re-plat the range into residential lots. The Directors “who authorized the execution of the Agreement . . . knew, or should have known, that the Agreement was beyond their authority and invalid . . .” the Plaintiffs claim.

The complaint asks for both a temporary restraining order and a preliminary injunction, both of which would have the effect of putting any action under the SLLA/SLCC Agreement on hold until the suit is decided or settled.

Agreement

(Continued from page 22)

passed between the two parties.

While the driving range issue has been on the agenda of recent SLLA General and Work Sessions, very little information about the ongoing negotiations has been shared with Association members. Most recently, when the agenda item came up in the Wednesday, July 10 Work Session, President Truesdell told members there was “nothing to report.” The vote to approve the agreement was

taken with no notice to Association members.

“We felt this was a highly enflamed issue,” Truesdell explained. “We have been elected by the landowners to act in their best interest. We didn’t feel we would be serving the landowners best by trying to resolve this issue in the press.”

The *Times* interviewed each member of the SLLA Board to get their perspective on the agreement. You can read their comments on page 2.

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Editorial

Public comment

Last year, the Seven Lakes West Landowners Association [SLWLA] Board spent months wrestling with the question of whether the North Carolina Wildlife Resources Commission [NCWRC] had law enforcement jurisdiction on Lake Auman. Lawsuits and legislation were considered; but the matter ended with an agreement, negotiated by a subcommittee of the Board.

The final text of that agreement, blessed by the NCWRC and the Attorney General's office, arrived in the SLWLA mail box on the eve of a Board work session. There were likely enough votes to accept the agreement then and there, but that's not what the Westside Directors did.

Instead, they published the proposed agreement in the newspaper and put it on the agenda of the next General Session. They brought their Special Counsel down from Raleigh and they spent a couple of hours answering landowners' questions and listening to landowners' input. That meeting was not a walk in the park. Even with a top-notch attorney fielding most of the questions, things got a little heated.

A week or so later, the Westside Board approved the agreement with the NCWRC in a split decision. Not every landowner was happy with that decision. But every landowner had the opportunity to speak their peace.

For the SLWLA Directors, sitting through that public comment session cannot have been easy. But it was the right thing to do. Some decisions a Board makes are important enough to demand a public hearing.

An agreement that involves state jurisdiction over Lake Auman — the "crown jewel" of Seven Lakes West — is one such decision. Fortunately, the SLWLA Board had the wisdom to

recognize this at the time.

An agreement that could put fourteen patio homes on a narrow five acre plot that forms the gateway to Seven Lakes South and the Seven Lakes Country Club is another such decision — one that is important enough to demand a public hearing. Unfortunately, the Board of Directors of the Seven Lakes Landowners Association [SLLA], lacked the wisdom to recognize this.

And so they approved an agreement with profound implications for the community without taking any input at all from the folks their decision would affect. That was a profound error in judgement that will haunt the SLLA Board until the question of the Seven Lakes Country Club driving range is finally laid to rest.

Let us be clear. We are not criticizing the compromise that the SLLA Board has negotiated with the Country Club. That compromise may or may not be in the best interest of Seven Lakes. We suggested in this space some weeks ago that some legal questions must, however regrettably, be settled before a judge or an arbitrator rather than around a conference room table. It looks as though the dispute over the development of the SLCC driving range may in fact, despite any compromise negotiated, be settled in just that way.

So we take no position on the wisdom or the legality of the deal itself; a court will likely decide that, soon enough.

But we do believe strongly that, despite their best intentions, the SLLA Board of Directors neglected their responsibility to their constituents when they finalized an agreement of such import without first hearing from those they were elected to represent.

Tyler Horney says 'Thanks'

Dear Seven Lakes:

I want to let all my friends and colleagues know that I am happy to be home from the hospital and on the way to recovery.

I'd like to thank all those who sent their best wishes and prayers while I was recovering in the hospital. I am recuperating at home in Seven Lakes West. My rehab is going great — though they still don't know when I will be able to walk.

I received over 200 cards and

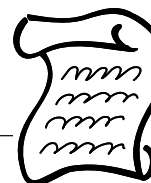
letters while I was in the hospital and I appreciated every one of them.

I also want to send a special thanks to all the staff at Lee-Moore Insurance, who have really pulled it together to serve our customers in my absence.

Thanks to the community for all your support and for sticking with us.

Tyler Horney
Seven Lakes West

Letters to the Editor



McKay biking for MS

Dear Friends and
Seven Lakes Community,

It is time to begin my training for the 90-mile Tour to Tanglewood to raise money to help those with Multiple Sclerosis.

As time goes on, I find that it takes a little more each year for me to be ready for this event. I am lucky that also at this time of year is the famous bicycle race, The Tour de France.

In this race, the contenders race every day (except for two rest days) for 3 weeks! Almost all of these daily stages cover over 100 miles and, as you can imagine, it takes a lot out of the riders. The physical and mental effort required is amazing and following this event is very inspiring to me.

I am also inspired by the people that have Multiple Sclerosis. Like the bicycle racers, their challenge is a daily one; but unlike cyclists, their challenge does not end. It is a condition that never ends and there is no way yet discovered to prevent the disease.

My inspiration in helping those with Multiple Sclerosis is a per-

sonal one. I have had friends, a dear college professor and several dental patients that have had to live with the disease. My closest link to Multiple Sclerosis was my maternal grandfather. I never met him, but have learned a lot about him. He died before I was born. I am glad to say that I share some of his characteristics. Every year I ride in honor of his memory.

It is through such things as the Tour to Tanglewood and the generosity of those that sponsor the participants, that funds are raised to help with research into medicines and other methods to help those with Multiple Sclerosis have a better life.

Please help those with Multiple Sclerosis by sending your donation with a check made to the National Multiple Sclerosis Society to PO Box 628, West End, NC 27376.

I'll be riding my bicycle 90 miles on September 15 and 16 for my fourteenth year! I appreciate your help. I'm inspired for the ride.

Dr. Pete McKay
Seven Lakes

SEVEN LAKES TIMES

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A letter from long ago, and far away

[The following is a copy of a letter that I wrote seventeen years ago to my friends in the Lewis County (NY) Hospice office describing my experiences on a trip to the Netherlands to visit my daughter, Jeanne.

I am sure there are people who have lived or visited the Netherlands since I did. I would appreciate being brought up to date regarding any information that is outdated. I can be reached by phone, or my email address is Nona102@earthlink.net]

Hello,

I think of you, but I surely cannot say that at this point I'm missing anyone. I am truly having a wonderful time.

As you may know, I was really feeling ill just before I left home. Consequently, I discovered after getting here that I did not pack any of my everyday-type tops — lots of slacks — no tops. The day after I arrived, we went to Cologne, Germany, to shop. I found a sweater and a sweat shirt in the first shop.

In all cities and villages there are, apparently, shopping areas in which cars do not drive on

the streets. The tenor was very different, but it reminded me of Bourbon Street in New Orleans. The streets were packed with people. It was cold and very windy — now I understand why everyone here wears a scarf. (Jan, the coat I looked at in Syracuse would be great here.)



Nona's Notes

Nona Wiley

In the larger stores there are restrooms, WC — water closets. It is either expected or required that you tip the attendant. I thought it was nice that she wiped the toilet seat after each person — until I realized that she kept reusing the same cloth. I've been in a couple where the seats were automated — push a button and they rotate and come out with a clean plastic covering each time — neat idea.

In private homes, the WC is separate from the bathroom. The WC's are small — truly

small closet size — the bathrooms are much larger.

Free-standing homes, or villas, are rare in this area. Wassenaar, the area in which Jeanne lives, is considered to be very posh; sometimes it's called Little America. But even here, everyone lives in block houses — usually about six in a row. There is a good grocery store, meat shop, post office, bank, and many shops in this area. People walk to market with

tote bags and carry groceries home with them.

Leggings are very popular — even worn at home by older women (really a great idea in terms of warmth). Jeanne's typical apparel is a pair of leggings, a large sweater, and short boot-

like shoes.

All pumps here have wide heels to facilitate walk on the cobble stones. Each day she wears a turtleneck under the sweater, again for warmth.

Even the older people ride bicycles a lot. Roads have bicycle paths. Yesterday we saw a young woman on a bicycle hit by an auto on a very busy street. It was scary but she appeared to be okay afterward.

Jeanne called a volunteer connected with the Foreign Women's Club and asked about hospice here. There is none in the area of The Hague. There is a movement starting in the center of the country but she had no information. The FW Club maintains a telephone service which is manned everyday by volunteers. It is a source of information regarding almost everything that could be a problem to a foreigner.

Flower shops are everywhere.

Guests are expected to bring flowers and/or candy when they come to call. People visit in private homes — very little in public places. An example, New Years Eve is spent at home with friends and/or family.

When guests do arrive they expect to remain about five hours. We have invited a Dutch geologist, his wife and baby for Christmas Eve dinner. Christmas Day is a big day for eating out in restaurants; reservations must be made early.

It is cold and raining today and we have to buy groceries. I asked Jeanne if we could walk to market today and she affirmed that we will. It's a much healthier way of life, but I could be tempted to cheat on a day such as this. On the other hand, there are no parking lots next to stores.

[The conclusion of Nona's letter will appear in our August 17 edition.]



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A birthday with no rain!

Did you feel it? The earth shook this week!

Well, at least at my house it wobbled perceptibly on its axis as two incredible events that have never occurred came to pass. It didn't rain on my birthday and, are you ready for it? My mother forgot!

That is like violating one of those immutable laws of physics — a mother must remember her child's birthday.

I mean how could she forget? Whether it is one year or four decades since the momentous event, it's not as if her memory of labor and delivery would dim. Truly, ask any mother and without hesitation she will recite day, hour, attire, lighting. . . literally a moment-by-moment playback of the whole sordid affair.

I figure public humiliation in the free press is reasonable restitution for my mother's crime against nurture.

As for Mother Nature's lack of appreciation for my big day, I am utterly disappointed.

As a child, I hated the guarantee that a late July afternoon squall would sabotage my annual soiree.

When we moved to the Middle East, my parents tried to sell me on the idea by promising a desert-dry cake and candles

day. Yes, you know what I'm going to say — it still rained. And no, watching our Iranian neighbors celebrate this unexpected life-giving blessing did not make me feel any better.

Last week, as an only slightly more mature birthday girl, I was finally looking forward to the obligatory glisten of precipitation that would fall upon my



Laura's Learning Curve

Laura Douglass

drought-parched garden and trees.

I think in sports, you'd say my week was 0 for 2.

Redemption was found on Friday when a lovely friend's regrettable loss of a job prompted an occasion to ditch kitchen and kid duty for an evening on the town to commiserate.

Braving the dinner crowd, we were finally seated at our restaurant of choice. A rather charming, not to mention good looking, server took our beverage requests — margaritas all around, of course. After repeating our

order back to insure accuracy, he dropped the bomb: he wanted to see our ID's.

Since the statute of limitations surely must have expired, I'll be honest and tell you that I have fake ID's older than our young hero.

That said, he dutifully looked over each license and to his credit did not laugh at us: at least out loud.

My life is difficult enough trying to remain even slightly hip these days. My wardrobe

selections hinge primarily on any given item's ability to hide juice stains. I drive a minivan encrusted with playground sand and cereal crumbs. And my children want to know what the dinosaurs were really like.

The threat that a college-aged cutie would address me as Ma'am would have been the last straw.

No wait, that's not my last straw. I have a ready-stocked boxful in the van: we moms have to be prepared for any and all juice-related emergencies.

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BETTER THAN NEW!

106 Morris Drive, Seven Lakes West
One owner, custom built, all brick home on a beautiful elevated lot 5 minutes from the 1st tee. Quality construction throughout with new heat pump in 2006, solid surface counter tops, hardwood flooring in the kitchen and kitchen eating area, this home has 9 foot ceilings in the Great Room and high cathedral in the Carolina Room. **\$339,900**



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413 Longleaf Dr., Seven Lakes West
Nearly new 3 BR, 2.5 Bath split plan with features that include granite counter tops, Carolina room and morning room and a spacious master suite with large WIC and circulating tub. Also has custom 2 inch blinds and an ADT alarm system with service transferable to the new owner. Convenient to back gate and **PRICED TO SELL \$279,900**



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NEW CONSTRUCTION!

115 Dartmoor, Seven Lakes South
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Truckers can be good neighbors, too

Dear Editor:

My name is James Allan Morgan, owner of J.A.M. Trucking. I have been in the trucking business since 1995. I am from a fine family in Carthage, married, have a daughter, and moved my family to Seven Lakes three years ago. We thought this was a good place to raise a family.

During my career as a truck driver and owner I have helped people when they needed it, including:

- I changed a lady's tire that was stranded in freezing weather on the side of the interstate.
- I pulled a man out of a vehicle that was upside down when

gas was pouring out of the vehicle everywhere.

- I stood by and held an umbrella over a man while he



was trapped in his car that was under a 18-wheeler until help could arrive.

- I helped a police officer while she was trying to save a man's

life on the side of the interstate and he died within minutes.

- I collected food & essentials, donated time, truck and trailer to deliver those things to the East Coast hurricane victims for four days.

- I helped fellow truck drivers who were broke down on the side of the road or interstate.

- I helped Raleigh police stop bank robbers from getting away on US 1 South.

These are just a few things from over the years that I can think of right off hand. I am a good neighbor as well. My neighbors know all they have to do is ask and I will be right there to help them.

I am just trying to show all of you that just because I own and operate an 18-wheeler, I am a nice person and would like to have respect and live peaceful-

ly in a good neighborhood with good neighbors.

I just want to be able to park my truck in my driveway when I need to and not get hassled because of it. I have parked my truck in my driveway about eight times in the three years that I have lived here. I haven't abused that rule and I don't think that it is a lot for me to ask.

There is only one difference

between an RV and my 18-wheeler being parked in the driveway. That is, a RV is for family pleasure and my 18-wheeler is to support my family.

I will end with this comment, "a man is taller when kneeled down helping someone in need."

My question to you is . . . Are you a man or a mouse?

James A. Morgan
Seven Lakes North

Replay possible on truck vote

Dear Editor:

Many people think that the "big rig" issue is behind us — that a community-wide vote is lost — but not so.

According to *Robert's Rules of Order*, a motion may be rescinded. This needs a second and, with previous notice, a majority vote can change something previously voted in.

This is achieved when a person who voted against a motion finds that new information is revealed or false information is corrected.

Take the case of the vote on the "big rigs." The vote was three to three on an amendment to allow the community to vote on this issue. The last director to vote asked what the cost of a mail out ballot would be. Our president immediately said \$2,000. When asked again, the president said \$2,000. What is strange about this is that he was the former treasurer of the Concerned Citizens Committee and knew they spent only \$924 less than two years ago on the police vote. The dissemination of misinformation caused the last director to vote against the referendum — not allowing you, the community, to have a full say in this.

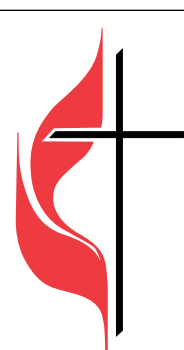
Now, with this new information, a director who voted in the negative may ask to have their vote rescinded. We can have a special meeting and revoke Donna Stephan's amendment for the

community to decide this issue. If it passes, then all the landowners in good standing will be able to vote whether to allow "big rigs" in Seven Lakes or not.

One other item I must mention: in a roll call vote, the president always votes last. That is so there will be no undo pressure on the other voting members.

I hope in the future, no one gives out false information to try and sway a vote. Lying is not good for any of us.

Steve Hudson
SLLA Treasurer



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Stop the semis!

[Northside resident and former Seven Lakes Landowners Association Director Loren Swearingen delivered the following remarks during the July 25 General Meeting of the Association.]

The dialogue on whether or not to allow semi tractors to park in Seven Lakes should not be personal in nature. It should have nothing to do with how much money a resident has spent to remodel his house, or how great a neighbor he might be, or even the fact that his job provides a critical service to this community.

The vast majority of residents in Seven Lakes have spent thousands of dollars maintaining and upgrading their property, most of our residents are great individuals and get along fine with their neighbors, in fact, during their lifetime, a good share of our residents have held working positions that provided numerous worthwhile services for their communities.

There is one big difference, however, and that big difference is the fact they did not drive their big office home at night and park it in their driveway. This issue of whether or not to ban semi tractors boils down to two words, "property values."

Most of us moved to Seven Lakes because we felt it had a set of rules and regulations that other communities did not offer. We also had confidence that future rules and regulations would be written and judicially enforced so that we could continue to enjoy a higher than average standard of living.

We have all heard the term "the dumbing down of America." Unfortunately we are witnessing, right before our very eyes, an attempt by some, to "dumb down" the rules and regulations of our Seven Lakes community.

Construction is already being planned for several new communities around Seven Lakes. All our residents will face increased competition when the time comes to sell their property. Sometime within the next ten years a large percentage of the existing Seven Lakes population will be selling their homes for one reason or another. These residents need to be assured that their property values will

continue to grow as long as they are residents.

It's a matter of fact if the board passes a motion this evening to allow semi tractors to park in Seven Lakes our rules and regulations will be weaker than any gated community in Moore County, including Seven Lakes West.

It's a matter of fact that real estate professionals who sell homes in the Seven Lakes area are in agreement that by allowing semi tractors to park in Seven Lakes North and South our property values will be negatively affected.

It's a matter of fact that a recent email poll sent to over 100 Seven Lakes residents resulted in the majority of respondents agreeing they did not want semi tractors parked in our community.

Laura, Michael, Donna, Don, Randall, Ed, before you vote on any semi tractor motion this evening, I have one request for each of you. I want you to visualize in your minds eye a very large semi tractor parked in your neighbor's driveway or in front of his house.

Then, I want you to honestly ask yourself how this enormous object which is the size of our gatehouse and weighs 10 times as much as your personal car can possibly add to either the curb appeal or property value of not only your house but any house in Seven Lakes.

We elected you to the Seven Lakes Landowners Board of Directors to do what is best for all 1200 households in Seven Lakes.

Please do the right thing for all 1200 households by protecting our property values and pass a motion tonight that would totally ban the parking of any semi tractor in the community of Seven Lakes and thereby put an end to this attempt, by some, to significantly dumb down the rules and regulations of our Seven Lakes community.

*Loren Swearingen
Seven Lakes North*

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Shaw: SLLA Board exceeded its authority

Dear Editor:

You have reported on your website and in your paper that the Seven Lakes Country Club and the Seven Lakes Landowners Association have entered into an agreement which may change the face of The Seven Lakes Country Club Subdivision, commonly called "Seven Lakes South."

It is my opinion that the Seven Lakes Landowners reacted to misinformation and exceeded their legal authority by executing this agreement. I intend to file legal action against both the Country Club and the Seven Lakes Landowners Association in an attempt to block the implementation of the agreement.

I want to place emphasis on the point that I will not be seeking damages of any kind at this time but will be attempting to block the implementation of the agreement before damages are incurred. It is my genuine professional belief that building high-density housing at the entrance to the South Side will forever damage the community.

It is disgraceful that our Seven Lakes Landowners Board would vote to abdicate their responsibility

to enforce and protect the covenants of our community. Don Truesdell, the SLLA president clearly misunderstood and misrepresented a key issue involved in the negotiating process. His misrepresentations involved N.C. General Statute 47B: Real Property Marketable Title Act.

In addition to the obvious lack of understanding NCGS 47B, Mr. Truesdell acted as a negotiator while having a clear conflict of interest. As a member of the Seven

Lakes Country Club, Mr. Truesdell had the moral, if not legal, obligation to recuse himself from the negotiations.

There will be several issues that will be put in the hands of the judicial system to decide. When my filing is made, I will provide *The Seven Lakes Times* a copy of the document. [See story on page 1. — GH]

As property owners who bought property based on recorded plats, we have a right to depend on the property remaining as intended on those recorded maps. As an original developer and General Partner of the partnership that developed Seven Lakes Country Club, I assure

you that the existing driving range was never planned to have any residential housing of any type. I provided Mr. Truesdell with my affidavit to that effect along with a similar affidavit from Fred Lawrence, the founder of our community. In addition, James C. Pate the design engineer of our community provided Mr. Truesdell with a similar affidavit.

Mr. Truesdell made promises to me and to many other people in the community that he would defend the covenants and would not give in to the pressure being applied by the Seven Lakes Country Club. The Seven Lakes Landowners Association voted on two different occasions 7-0 to oppose the subdivision of the

Driving range.

So, after reporting to the community on July 11 that there was nothing new to report, Mr. Truesdell called for an email vote on or about July 15 on an agreement that likely will result in the Seven Lakes Country Club selling the driving range to a developer who plans to build, with the blessings of the Seven Lakes Landowners Association, fourteen units on a bit more than five acres of land that is sandwiched between Seven Lakes Drive and East Devonshire.

It is my belief that not only is this detrimental to the community but it is also an agreement that has no legal basis as the Seven Lakes Landowners

exceeded their legal authority. This will be a question of law which should not be left to four Board members to decide on behalf of over 1200 property owners.

I believe that it is my obligation to the people of this community to challenge this agreement and I will do so without asking for financial help from anyone. Some will attempt to discredit my motives and they are entitled to their opinion. I will be happy to discuss this issue with anyone that will identify him or herself. I can be reached at (910) 695-5139.

D. Alan Shaw
Seven Lakes South

Letters to the Editor



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Hudson explains support for lawsuit

I ran for the board on the stance that things should be open, above board, and out on the table.

When I reported to the community at the first of the year the things attributed to our community manager — such as paying \$10,000 for a \$3,000 dump truck and other things, the board

had a closed session and wanted to vote me out as your Treasurer. They backed up on that idea and consequently I was re-elected as your Treasurer.

On Wednesday the 25th, I reported that our Community Manager gave Ed Nuti the Association's credit card and Ed went to Staples and charged a com-

puter projector for over \$716. This "toy" has been used once in the past nine months. I also reported that attorneys' fees paid for the past fourteen months cost almost \$28,000. This upset a few people when I reported what was going on.

I then announced that the Country Club agreement was

wrong for *all* the community and I feel that way because:

- First, the award of an easement that the President "won" for us. An easement usually gives ingress and egress to property and can be overturned in a bankruptcy. Easements are totally different from a deeded buffer.

- Next we got five more spaces for parking at the south side mailboxes. Such a "win"!!

- Third, the Country Club, instead of being under the restrictive covenants that the rest of us live under, gets to write their own covenants. Since there is no time limit to do this, I wonder if we will see it in our lifetime?

- And last, the Landowners Association appears to open their arms for the development of the old range when the Club members vote to sell the prop-

erty.

That is why Mary and I will be standing next to Alan Shaw in his lawsuit to stop this.

Now, I've been told that our President has told the board not to include me in any e-mailings. I am now ostracized. Next, I expect Don and Ed to call for a closed session to vote me out as Treasurer. I do hope they have the intestinal fortitude to do this in the open and not hide behind closed doors as the previous board tried to do.

In closing, I will continue to serve this community in an open and above board manner and will try my best to remember that there are almost 1200 landowners to represent, not just a chosen few.

Steve Hudson
SLLA Treasurer

West Side needs trails

Dear Editor:

I am a working mother of three young children, and have a vested interest in seeing the proposed path be created along Longleaf Drive.

A path would provide a much safer alternative than riding in the street.

Even following the common sense rules of the road, it remains very dangerous to take my children on Longleaf, due mostly to speeding vehicles and blind turns. The path would allow

my two older children room to ride their bikes while allowing leeway for any sudden spills. On the smooth path, I could push my younger child in a stroller, and not have to brave the uneven terrain beside the road.

Currently I'm forced to stay off the road — I won't gamble with my children's lives by assuming that a car will see me and slow down or give me room.

The path would serve a function... provide a safer means of transportation to access the Westside amenities from one's home. As a bonus, increased physical activity and together time are a result. I can see dog

walkers using it, and people in general using it to walk to friends' homes, the community center, and Johnson Point.

There are many logistics to discuss and overcome, including financial burden. However, I'm willing to do what I can to help, by attending the subcommittee meetings to problem solve and discuss ideas; help with fundraisers; and whatever needs to be done to see this project come into fruition.

The safety of the members of this growing family community depend on it.

Danielle Benoit
Seven Lakes West

Seamus
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SLLA Board acted in error, without input

[Northsider Ron Erskine read the following statement during the July 25 General Meeting of the Seven Lakes Landowners Association.]

To The SLLA

Board of Directors

A week ago, by the closest of votes, you let us down. You chose to vote on the club's driving range issue by e-mail so you wouldn't have to do so tonight

in person. In so doing you chose to ignore the intent of our founders when they set aside certain parcels of land as "green areas" And, you chose to do so without a single minute devoted to public discourse. The only

words we heard on this topic were those of our President when on July 11, he said "we have nothing to report". How remarkable when a mere seven days later a deal was signed, sealed, and delivered.

Have you forgotten that Mr. Nuti himself changed the hours of the work sessions to encourage greater participation and to provide us the opportunity to be heard on issues of impor-
(See "Erskine," p. 32)

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Maintenance, debris yard raise questions

For the past year I have obtained facts that are troubling to me and I feel obligated to our landowners:

1. Our total cost for maintenance is about \$300,000 per year. About \$195,000 is pay and benefits. The remainder is for supplies, utilities, phone, etc.

2. According to a recent article in *The Seven Lakes Times*, the West Side contracts their maintenance out, for about \$250,000 per year. They are considering doing the maintenance in house but they do not own the necessary equipment.

3. We do have the equipment and here is a partial list of our

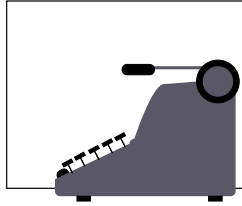
equipment:

- Four pickup trucks.
- Two dump trucks.
- One sedan — it seems to just sit in the yard.
- Plus a large number of lawn and dirt moving equipment:
- One JCB Backhoe purchased for \$47,000.
- One Ford Tractor purchased for \$6,250.
- One pot hole pater, price unknown to me.
- One Kut Kwik mower, price unknown.
- Many more items -- too many to list here.
- In 2003 we spent more money than we received in

income. Our reserves were decreased by over \$40,000. In fact a letter was sent to each landowner by the Board that states, "Even with the decreased capital spending and a hold the line operating cost over

Your Turn

Charles Oliver
Seven Lakes North



the last three years, our Fund balance decreased by \$47,000."

In 2003 we purchased the following items in less than two

months as follows:

- On July 2, a New Holland Tractor with Canopy for \$19,153.
- On July 7, a Cub Cadet Mower 54"Deck for \$6,800.
- On July 14, a Cub Cadet Mower 60" Deck for \$9,800.
- On August 26, a Husqvarna Mower for \$8,025.

The total cost of these items was \$43,778. This is about the same as our deficit for the year. When I questioned buying all four items in such a short period of time and a budget was in the red, I received a curt response — "we needed them."

Debris Yard:

1. A few years ago we burned our debris in the yard. The burning resulted in damage to a landowner's car. Another landowner had to go to the county to have the burning stopped. I suppose it violated county fire regulations.

2. The Board later approved an agreement with an employee and his family to remove the debris to property they owned

near Vass. In fiscal year 2003-2004, the family was paid \$38,000 for this service and our budget for this item was \$25,000. We paid fifty percent more than we had in the budget.

3. Two dump trucks were used to haul the debris; one owned by the family, the other owned by our Association. The employee used our truck to haul debris to the site and return the next day with an empty truck.

4. The cost per load on our truck was \$20, and \$40 for the family truck.

5. The contract ended some time in 2004. On January 6, the Board approved an expenditure not to exceed \$10,000. On January 11, we paid the family exactly \$10,000 for their truck. In a little over a year and just 1,200 of driving miles we paid over \$3,000 in repairs, mostly in brake work. We questioned who inspected the vehicle before it was purchased and we were not pleased with the answer.

6. I have asked the Board to study the cost of removing the debris with our personnel and our two trucks.

7. At least two landowners have suggested to the Board they study the use of a chipper.

(See "Questions," p. 33)

Erskine

(Continued from page 31)

tance prior to your voting on them? And when all is said and done he stated when interviewed "I'm satisfied that our position is going to be well received." How visionary and clairvoyant of him and how easily satisfied he is! How he arrived at the conclusion he's drawn without a single word of public discussion is truly bewildering. His statement befits one "who is not always right, but who is seldom overcome with doubt!"

Yet another who is not always right but seldom overcome with doubt, is your President, who asserted with certainty that "we

have been elected by the landowners to act in their own best interests." How true, but it never occurred to him to ask us what we felt our best interests might be. He either thought he knew, or he didn't care, or he wouldn't have liked our response.

Ladies and Gentlemen, covenants are contracts. They are formal agreements between two or more persons. The original covenants established that driving range as a "green area" and it was done for a purpose. It provides one with a first impression of Seven Lakes, curb appeal if you will, which might well have convinced many of us to "stop,

shop and stay" awhile.

You've made a huge mistake. You cannot simply ignore the covenants. You cannot change the face of Seven Lakes by agreeing to high density housing at our entrance. The outcome of your vote was a sorrowful one. Sorrowful, because whatever you do now, is likely to result in legal action and, it needn't have been that way!

Ron Erskine
Seven Lakes North

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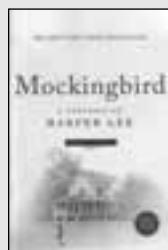
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Tim Niewald, Owner

Directors

(Continued from page 2)

have been expensive for both sides, Zielsdorf said. "This proposal was the fairest for each side. I felt it was time to end this and move on."

Asked why the Board didn't present the agreement to the membership and gather public comment before approving it, he said the substance of the agreement had been presented to the Club in June and then the SLLA Board had heard nothing for several weeks. When they got word that the Club was willing to sign, they moved quickly to cement the deal.

"It just evolved that way. We got to the point where, rather than let this go out and simmer for another 30 to 60 days, it was time to get signatures on paper."

"The other issue, which most are concerned about, is the houses on the old driving range," he added. "And that has to be approved by the Country Club membership. I would suggest, if there are residents who feel strongly enough that it should remain a green space . . . if there are residents who are strongly opposed to the development of the property, maybe they would consider participating with the Association in a purchase of the property."

Donna Stephan

"I feel very strongly that we, as Board Members, cannot abdicate our responsibility to uphold the covenants of record," Donna Stephan told *The Times*, explaining her reasons for voting against the agreement. "I feel very firmly that if we do not uphold the covenants, then anyone can question our authority in a myriad of different areas."

Questions

(Continued from page 32)

The chippings could be used to improve the looks of trees, bushes, etc, owned by the association and perhaps some made available to landowners. Large items could be removed using our trucks. After all, a study by our staff and Board is free.

8. In late April we went to Big Juniper to check on the State Dam report of that lake. We were shocked when we saw a large number of Christmas trees

"The seven of us [Board Members] stepped out of this great big crowd of 1200 landowners and we sure became a target," Stephan said. She added that the Directors can be distracted by asking the wrong question when making a decision. "Sometimes we ask 'Are we being fair?' when our decisions have to be designed to move Seven Lakes forward. Some things are not moving Seven Lakes forward — not improving the investment that we have here."

"Some issues have become personal — like the tractor issue," Stephan said. "But we, as a Board, still have to not take it personally, but rather fulfill our responsibility to improve the living conditions in Seven Lakes and enhance the investment of the landowners."

Ed Nuti

"I'm satisfied that our position is going to be well-received," Ed Nuti told *The Times*. "We didn't sell anyone out. We had the full consideration of our members in mind, and I feel like we represented them well."

Any development of the existing driving range property is a decision for the Country Club to make, Nuti told *The Times*. "The way is clear now for them to speak with their own membership about what to do with their asset. We're fully protected now," he added, noting that the Agreement provides that any development on the driving range will be subject to South Side covenants.

"It's their property, if they want to sell it they can go ahead and sell it. It's the Country Club's property. All we did was clear the air for them to do the new driv-

ing range."

"They will give us a buffer strip so that we can preclude anyone coming in from Seven Lakes Drive," he added. "And we got five more parking spaces at the mailhouse."

Nuti said he believes that it may be possible to build an attractive patio home development — like the Pinnacles in Seven Lakes West — on the existing driving range property. "When I saw the artist's rendition [of a possible development on the site], I thought they could build something that would look nice there. It's entirely up to them. I think we are coming to the end of this now."

Steve Hudson

Steve Hudson told *The Times* that he felt the agreement is "a sellout for the Landowners Association in total. It's looking out for 270 or 280 Country Club members," rather than for the 1200 SLLA members.

Under the agreement," the Club would write their own restrictive covenants," Hudson noted. "That's a crock. That's putting the fox in charge of the henhouse." He noted that the agreement only gives the SLLA a ten-foot easement along Seven Lakes Drive — not actual ownership of the buffer strip.

"I think it is a bad deal for all of the landowners. My feeling

was to go ahead and go to court and the hell with it. I could not see us backing down and deciding in favor of the Country Club instead of the 1200 landowners."

"My position is I am ready to go to court."

Hudson also criticized the Board's approval of the agreement before getting input from the membership: "Nobody has

(See "Directors," p. 34)



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lying side by side the entire length of the down slope of the dam. The trees being so old they could easily have caught fire. We were afraid the sheds and yard could be seriously damaged if a fire broke out. We immediately e-mailed the Board. The next morning the trees were chipped and removed. My question was, and still is, how was this danger not observed by our staff. From January to April is a long time.

Directors

(Continued from page 33)

weighed in on this nobody has any idea what's going on."

He pointed to a public input session he held before deciding how to fund last year's repairs to Echo Dam as an example of what could have been done in the present case. "I had a special meeting. It was in the evening. We took suggestions, sat down, looked at everything . . . We didn't have to do that, but we put out scenarios and let the community have its say. I would have been for putting this agreement before the community before the vote was taken."

Michael Florence

"I read it that we have given too much up to the Country Club," Michael Florence told *The Times*. The Board members who voted to approve "have essentially just played into the Country Club's hands."

Florence, who was a part of the previous Board's negotiating team who were working on a compromise back in January and February, said he became disenchanted with the process at that point — and noted that the essential elements of the present agreement were in place back in March.

"But it's been whittled down to

what we have now, which stinks," Florence said, adding that he felt the language of the agreement was "very open, very loose, not tight."

Florence said the vote on approving the agreement was taken in closed session because much of the discussion about the issue over the past several weeks had involved discussions of legal strategy that were not appropriate for an open session. "On this one, we probably should have had more of an open meeting," he told *The Times*, "but there was some time pressure involved" as the Board worked to implement a strategy

before the Club actually began construction on their new driving range.

Laura Douglass

"I don't think anyone on the board wants to see the old driving range developed into houses," Laura Douglass told *The Times*. "However, when our lawyer counseled us that we had only a fifty percent chance of winning in a lawsuit, I felt that it was better to protect what we saw as more important than the houses: the buffer along Seven Lakes Drive. We are going to have a guaranteed gated community. No new gates could be opened between the driving range and Seven Lakes Drive."

The agreement "also gave us the additional parking spaces at the mailhouse, which we wanted. We wanted to make sure that there was language in the agreement that stipulated that the entire golf course property — except for the old driving range — would forever remain a golf

course."

"By voting for the agreement," Douglass said, "we admit that we could not guarantee a win in this fight. However, the current county club members absolutely can stop development on the old driving range by their own vote, which is required before selling the property." If Club members vote against selling the property for development, she added, "my hope, personally, is that that will open the door for the Seven Lakes Landowners Association and the Seven Lakes Country Club to come to a financial agreement to transfer ownership of that land so that it can be developed into a community greenspace."

Asked why the agreement was not put before the membership before being finalized, Douglass said "the negotiations were in closed session, so it seemed appropriate to vote in closed session."

Truesdell

(Continued from page 3)

sacrifice a substantial fee then the advice he is offering is worth considering.

Therefore we elected to achieve an agreement. The four most important points in this agreement were:

1. To insure that the Seven Lakes Country Club golf course could only be used as a golf course and no other purpose;
2. To make sure that the existing driving range would be governed by the South Side covenants;
3. To make sure that the Seven Lakes Country Club membership would be provided with an opportunity to approve

or disapprove the sale of the existing driving range;

4. To protect our perimeter by securing the easement from the South Gate House to the Townhouses. We achieved all of these objectives in our agreement.

Our by-laws grant to the board the authority to "to enter into, make, perform, or enforce contracts of every kind and description, and to do all other acts necessary, appropriate, or advisable in carrying out any purpose of the Association, with or in association with any association, corporation, or other entity or agency, public or private."

When all of the facts are considered and the emotions are removed from the equation then the only prudent course of action was to strike a deal.

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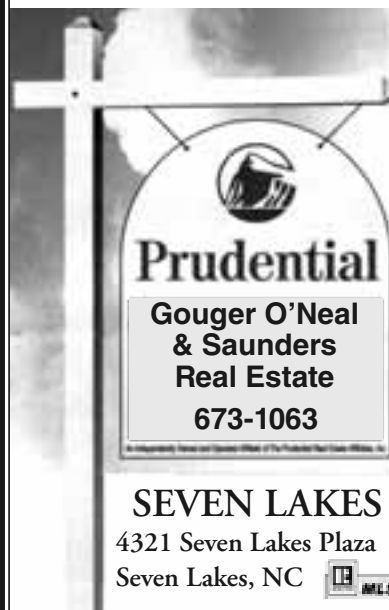
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6 acres, Backs up to Little River
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TBD Richmond Rd, Foxfire
Golf Front \$59,500

121 Harwich, Seven Lakes South
Golf Front \$69,900

Trucks

(Continued from front page)

would have required parking the trucks in the SLLA maintenance yard overnight was eliminated.

Treasurer Steve Hudson then offered a motion that would require parking of the trucks in the maintenance yard rather than in residents' driveways. That was defeated by a vote of four-to-three, with Hudson, Stephan, and Florence voted in favor.

Director Stephan offered a motion to put the question to a vote of the landowners. The motion won the support of Stephan, Florence, and Hudson and was opposed by Nuti, Truesdell, and Zielsdorf, leaving Douglass with the deciding vote. She asked what the cost of the referendum would be. Truesdell said, "About \$2,000." Douglass then voted "no" on the basis of cost, a decision that was pilloried by a number of speakers later in the evening.

Board comments

Before opening the floor for public comment on the truck parking issue, President Truesdell polled Board members, most of whom offered only brief comments, having stated their positions during the July 11 work session.

Truesdell himself said he had done some research on some of the residents who are currently parking their trucks in the community and found that at least one family had checked with the landowners office to make sure truck parking was allowed. It was at the time because of a 2005 rules change approved by the Board. "To reverse it now is not fair," Truesdell said. "They did everything they were supposed to do."

Public Comment

Steve Younger of Shenandoah Drive, who one of the owner-operators currently residing in the community, was one of the landowners who addressed the Board before its vote on the truck parking issue.

Younger told Board members that his insurance company will not allow him to park his truck in the SLLA maintenance area, eliminating that as a viable option. Younger said he and his wife had done their research before moving to Seven Lakes. "We did our research. We asked. I didn't come here to cram this down your faces. We asked, was this okay."

"Let us be here in peace," Younger continued. "I'm tired of being in *The Seven Lakes Times*. I'm tired of being on the radio. We just want to come here and live in peace."

Betty Morgan of West Shenandoah, who said her husband is a truck driver, asked Board members, "What's the difference in a tractor and an RV? An RV and tractor weigh about the same. The RV is longer."

"My husband supports family driving a truck. We moved to a good community where we could raise daughter. I don't see why, if he's tired he can't drive the truck home instead of to the

place he usually stores it."

Noting some rules seemed to have been changed for the benefit of Board members, Morgan said, "Lots of rules seem to depend on who you are and where you live. If an RV can come in for 48 hours, I don't see why a big truck can't." [Morgan's husband, Allan, has submitted a Letter to the Editor that expresses his thought on the subject; you can read it on page 27.]

More Comments

Several other landowners spoke on both sides of the issue:

- A resident of Timber Drive said he had called the towns of Aberdeen and Southern Pines and found that neither allow parking of tractors in residential areas. "I don't think it is out of the ordinary for communities to have these kind of rules."

- Loren Swearingen of Amberwood Court said there was no question that the parking of big trucks in the community would damage property values for all homeowners. He called it a symptom of the "dumbing down" of SLLA rules and regulations. "This will make our rules weaker than any gated community in Moore County," he told the Board. [Swearingen provided a copy of his comments to *The Times*; you can read them on

page 28.]

- Southsider Sally Kindsvatter said she feared that allowing any exception to the ban would ultimately brand Seven Lakes as friendly to big trucks. "The word will get around and the board will feel very sorry that they made the wrong decision."

- "There's nothing wrong with these gentlemen bringing rigs into community," Les Summers of West Shenandoah said. Noting that at least one family had checked the rules before moving to Seven Lakes to make sure their truck would be allowed, he said, "Let them in and leave them alone. They pay dues and they pay taxes." Referring to a tractor parked outside the North Clubhouse, Summers said, "Tractor outside looks nice. I wouldn't be ashamed of it in my yard."

- Charlie Oliver of Cardinal Drive objected to Director Douglass' vote against a referendum based on cost. "I was dis-

turbed when you refused for \$2,000 to ask our opinions. If it's just \$2,000 — we spent \$14,000 in November for a building that has still not been built. We have the right to speak our mind and have the opportunity to vote." Oliver said residents would come up with the money to fund a referendum, if necessary.

- Steve Boyer of Shadywood Court said the fact that some truckers had asked about the rules and regulations before moving in means the Board is obligated to grandfather their rigs.

- Mary Hudson of Rustic Drive said she felt the rule allowing tractor parking had been passed in 2005 without the knowledge of the community. She questioned the ability of the gate guards to monitor truck parking and said an informal email survey she had conducted turned up twice as

(See "Trucks," p. 37)



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No lack of comment at SLLA meeting

The July 25 General Meeting of the Seven Lakes Landowners Association [SLLA] began with a statement from President Don Truesdell explaining the why the SLLA Board had approved an agreement designed to settle the long-running dispute of Seven Lake's Country Club's Driving range.

Toward the end of the lengthy meeting, SLLA Treasurer Steve Hudson announced that he planned to join a lawsuit aimed at overturning that agreement. Hudson said a lawsuit spearheaded by South Side resident and Seven Lakes developer Alan Shaw was imminent.

"Mary and I have discussed this," Hudson said, referring to his wife. "We will be standing up beside Alan Shaw in this matter."

During the public comment segment of the meeting, former Board member Loren Swearingen said he would be "proud to stand up with Alan Shaw in any lawsuit." Swearingen ran unsuccessfully for a board seat in March.

Robert Kimrey, who identified himself as new to the community, said he would support the legal action because he opposed the level of density in the development proposed for the existing driving range.

Southside Chuck Leach said he would be joining the group bringing suit — and that he would be deducting any costs he incurs in the fight from his SLLA dues payments. "We are now having to do the job that you didn't have the nerve to do," Leach told the Board.

On the other hand, another new resident, from Shadywood Court, said he was "quite bothered" by Hudson's statement that he would sue the Association. "That doesn't make sense to me that a board would operate that way," he said, after which Hudson reiterated that he would "stand up with Alan Shaw. I don't agree with the agreement." [See Hudson's letter on the issue on page 30.]

Ron Erskine delivered a prepared statement in which he said the four directors who voted for the agreement let the community down, by approving it "Without a single minute devoted to public discourse, without a single word of public discus-

sion." [See Erskine's full remarks on page 31.]

"What we are all asking for is better and more open communication with the Board," Jim Allen told the Directors.

Treasurer's report

Treasurer Hudson's announcement that he would join a suit against the Association over the Country Club deal was not his only surprise announcement of the evening. During his finance report, Hudson took his fellow directors to task and delivered unilateral policy directives in several areas.

Hudson reminded Truesdell and Director Michael Florence that the SLLA had spent over \$17,000 in legal fees last year; this year's legal expenses are already at \$9,500. He told Truesdell and other directors that they should email Vicki Strider in the SLLA Office with information about any meeting with an attorney, so that she can keep track of legal expenses.

"Dalton and Vicki," Hudson continued. "From now on, any landowners not paying their current years dues, do not get a sticker or membership card. They get one only if they have signed a promissory note to pay their dues in payments."

Hudson next turned to Director Laura Douglass and Assistant Manager Chad Beane, who have been working on a plan to add a low retaining wall to the basketball court in order to accommodate skateboarders. "I have spoken with our local insurance agent and they have spoken with the underwriters. They said it would jeopardize our underwriting. You two do not have the right to compromise our insurance coverage, so you might as well forget about your skateboard idea."

"Dalton and Ed," Hudson continued, "Employees who buy something for the Association have to fill out a requisition. We have a company credit card." Director Ed Nuti used the card to purchase a computer projector — "a toy that has only been used once," Hudson said.

"If I have upset someone with

this, I am sorry," Hudson concluded. "But as Treasurer, I am telling you that is how things are going to be."

Security. Director Michael Florence told landowners that the Moore County Sheriff's Department has determined that the miniature motorcycles known as "pocket bikes" can be operated on Seven Lakes streets or public roads only by individuals 16 years of age or older. Riders must wear a helmet and obey

traffic laws. Florence said Sheriff's deputies had stopped underage children riding the bikes in Seven Lakes and informed the parents of the laws governing their use.

Recreation. Director Laura Douglass said she has been working to solve a problem with pine straw blowing on the newly resurfaced tennis courts, creating a hazard for players. The courts are blown once a week currently and the frequency may be increased, she said. Much of the straw seems to be coming from a single pine, which it may be possible to prune. Later in the meeting, resident Charlie Oliver, who volunteers his time to teach tennis to children on the courts, said he would be discontinuing his classes because of the unsafe conditions.

Douglass said there are 55 children on the Stingrays swim team this year; and end-of-year swim meet was scheduled for Tuesday, July 30. Thirty children participated in swimming lessons. The remodeling of the pool fence will begin in August, she said.

Day Camp, which ends August 10, has regularly attracted 40 participants, Douglass said; dance camp attracted 20.

A skateboard demonstration and clinic is scheduled for August 13 and will bring the N2Flow Skateboard Demo Team to Seven Lakes. Douglass said she hopes to engage local skaters in dialogue about the rules governing skateboarding in the community; she and Assis-

tant Manager Chad Beane have been working on plans for a retaining wall near the basketball court that could provide skaters with an obstacle to use in performing tricks.

Architectural Review. Donna Stephan said the ARB committee had approved three homes with one contingency, along with ten alterations and additions, with two contingencies. "I think you will all be very happy with the homes that are being built here now," she said, noting that there is a new group of young builders working in the market who are "eager and ready to compromise with my committee."

Community Standards. Randy Zielsdorf said his committee forwarded a number of new items to Assistant Manager Beane, who "has been working through them." Noting that he had not seen a pocket bike since an article concerning regulations governing them appeared in the July 20 edition of *The Times*, Zielsdorf said he would like the Board to consider some stricter rules governing them — for example, requiring that they be registered with the Association, and perhaps that they burn headlights at all times.

Maintenance. Director Ed Nuti said hours at the yard debris site will be cut down to three days a week from August through October in an effort to cut down on the amount of debris being deposited in the maintenance area. Someone will be posted to man the site when it is open to make sure that only residents are making use of it.

Rules & regulations. Nuti said the revised rules and regulations are ready to be reviewed by the Board and asked his fellow Directors to consider what the best method would be for reviewing the changes before approving the revision.

Other Business

In other business the SLLA Board:

- Approved a cooperative purchasing agreement that will allow the Association to buy supplies and services in cooperation with Moore County and its municipalities, with the goal of reducing costs for each of the participants.
- Approved a rule suggested

by the ARB that will require that the debris from lot clearing be removed from the lot within ten days of the commencement of work and the site.

More Public Comment

The Board heard from a number of landowners on the topics of truck parking and the SLLA/SLCC Agreement — those comments are covered elsewhere in this issue.

Charlie Oliver asked the Board to answer three questions he had raised at the July 12 Work Session: When will the new shed purchased for the maintenance yard be built? Who's responsible for dam maintenance? and Who's in charge of maintaining the tennis courts. He received no response from Board members. "I'm a stubborn guy," Oliver said. "We're not satisfied with a half-truth. It is right for this community to be told the truth."

Bud Shaver told the Board members that a state moratorium on the construction of new hog farms is set to expire — though the General Assembly is working on an extension. [That extension has since been approved. —GH] In addition to the moratorium, Seven Lakes is protected by a county planning rule that forbids the construction of a hog farm within two miles of a golf course. "Moore County is covered," Shaver said.

Barbara Lee Summers of West Shenandoah asked whether the pool could be kept open later in the evening, so that residents could use it after work. Assistant Manager Beane noted that the pool is open until 8:00 pm on Fridays and Saturdays, but other evenings the pool is used by the swim team. He noted that the Seven Lakes West pool is open until 8:00 pm and is open to North and Southsiders under a reciprocal Recreation agreement.

Betty Morgan, also a resident of Shenandoah, complained of an increase in speeding by her home. She and Director Florence engaged in a dialogue concerning the Association's struggles to enforce traffic regulations.

Seven Lakes Landowners Association Meeting

7/25

Advertise in The Times

West Side

(Continued from page 5)

- Haggard thanked Tim Niewald for volunteering to fix the ladder on the Johnson Point swim platform.
- President's report.** Haggard showed off two new signs that will hung from the entrance bulletin board when there is either an emergency or breaking news. When they see the signs, residents are encouraged to visit the SLWLA website or contact the office to see what's up.
- Haggard said usage of the website is up markedly. Comparing February traffic to June, Haggard said the number of visitors went from 479 to 746. "A

Trucks

(Continued from page 35)

many folks opposed to all truck parking as in favor of any exceptions.

- Charles Stutts of Rustic Drive echoed Hudson's concern that the gate guards will not be effective in controlling truck access. "Your visitor pass doesn't work," he told Directors. "It doesn't work for my camper. The guards are not going to do their job."
- Phil Thingstad of East Shenandoah said he had gone door to door on Shenandoah — where one of the truckers lives — and found only two people unwilling to sign a petition in support of the driver and his family. "The Youngers have been good, good neighbors. They have done more for that [Shenandoah] community than anyone on the board or anyone else here . . . They came here and checked first." To fail to provide an exception for the Youngers and others in their situation would risk a lawsuit against the Association, Thingstad said. "To run neighbors out because you don't like what they do for a living is a real slippery slope," he added.
- After the public had spoken, the Board took a roll call vote. Nuti, Truesdell, Zielsdorf, and Douglass voted for Option A — the ban with exception for current resident owner-operators. Florence and Hudson Voted for the complete ban, Option C. And Stephan abstained.
- See more notes from the SLLA meeting on page 36.

big percentage of the community is looking at the website, he said.

Returning to the topic of swim floats, Haggard said the float at the island has become a safety hazard and is beyond repair. Volunteers from the Sports Club will dismantle it. The float at Johnson Point is rapidly approaching the same condition and may need to be eliminated as well, Haggard said. He asked that anyone with opinions on the future of the float contact a Board member to share their thoughts.

Another idea the Board will be considering, Haggard said, is the suggestion that dues be cut in half from residents with a 100 percent disability. Again, thoughts on that proposal would be forwarded to Board members.

Manager's report. Community Manager Robertson said the Westside has seen a significant increase in the level of vandalism — including the theft of a canopy that was used to shade the tot lot at the playground. Robertson said work is underway to resurrect a Community Watch program, in cooperation with the Moore County Sheriff's Office.

"If you see vandalism, please notify the Sheriff's Department," Robertson said. "Don't call the gate. Our gate guards have no law enforcement capabilities. If you see anything that might be criminal, call the Sheriff."

Finance. In addition to printed financial reports Treasurer Kathy Kirst provided an overview of SLWLA financial operations based on her first three months in office. [A version of her report may be found in the current issue of the SLWLA newsletter, available on the website.]

Among the key points:

- The Association "gets paid" once a year, in May, when landowners dues are paid and must stretch that payday across the remainder of the year.
 - Any money left over at the end of the year is placed in a capital reserve account to be available for future projects.
 - Capital projects — dam maintenance, road repaving, and the like — are funded from capital accounts rather than from the operating budget.
 - The mortgage on the Westside Park Community Center comes due in February 2009 and will need to be refinanced. A special \$100 dues surcharge pays for the mortgage expense.
 - "Reserves have been sliding down a little bit," Kirst said, noting that the community has not had a significant dues increase in several years. "We hope to be able to budget to increase reserves."
- Public comment.** A resident who had volunteered at the last General Session to help the Association make some headway with the US Postal Service in its effort to secure home mail delivery reported that he had discussed the problem with his Postal Service contacts. The key, he suggested, is making home delivery make economic sense for the Postal Service, and that may take a more creative approach. One option would be for the Association to hire its own letter carriers, which could be less expensive than building new mailhouses. Another option might be to buy the USPS an electric vehicle for use in Seven Lakes West, which could help make home delivery more economical while allowing the Postal Service to achieve some of its "green" objectives.



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- 112 Dennis Circle \$250,000**
Lake Auman cove lot (lot next door is also for sale).

Seven Lakes Times
August 3, 2007

CLASSIFIEDS

HELP WANTED

NANNY NEEDED – Full-time for infant care in Seven Lakes West; nonsmoker, background check, references, and experience required; Send resume to PO Box 624 West End, NC 27376.

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FOR RENT REAL ESTATE

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OFFICE SPACE FOR RENT – Available now, high profile location. 720 sq. ft., Central Park Bldg, 1030 Seven Lakes Drive. Call 673-4800. *tfn 8/4*

FOR SALE REAL ESTATE

FSBO 7 LAKES SOUTH TOWNHOUSE—3BD/2BA, Carolina Room, 2 car garage, new roof, sprinkler system. Call Bob Elliott 673-2470. *3tc 7/20*

7 LAKES SOUTH TOWNHOUSE FOR SALE OR LEASE – Immaculate fully furnished townhouse with 3BR/2BA, oversized garage and screened porch. Rental price \$875/mo. Call 910-673-17566.

GENTLEMAN'S HORSE FARM – located in Carthage, NC. 8.5 acres, beautiful contemporary home w/open floor plan, 3BR, 3.5BA, fenced pasture, barn, pond, and Guest Cottage. \$499,000. Call Lisa @ Stephanie Hill Real Estate Services 910-215-8400.

FOR SALE LOTS

FSBO ESTATE LOT – 5.6 acres Morganwood at Seven Lakes West. Call 201-796-7028 or 201-931-5231. *3tp 7/20*

SEVEN LAKES WEST – Double lot 0.96 acre. 215/217 Longleaf Dr. Walking distance to BR Clubhouse. Nice pines. New perc. \$79,000. 910-673-2344.

FOR SALE LOTS

FSBO LAKE AUMAN WATERFRONT LOT BEACON RIDGE—Cleared. 231 ft. of bulkhead, 2 docks. septic installed for 4BR, includes professional architectural plans. Call 910-638-0984. *tfn*

LAKE AUMAN WATERFRONT LOT 3455— on Baker Circle. Offering great views and opportunity to build your dream home! Asking \$489,000. Call Lisa @ Stephanie Hill Real Estate Services – 910-215-8400.

SEVEN LAKES WEST – FSBO lot #5269, flat cleared lot, near marina in cul-de-sac, .79 acres, \$59,500. 910-315-5539. *2tp 7/6*

SEVEN LAKES WEST – Combination water front, water view lots for sale 3156 & 4107. \$285,000. Great view from both lots. Call Fred at The Property Center 910-673-1724 or 1-800-334-7869. *tfn 9/29*

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JOHN KELLY MAINTENANCE & REPAIR LLC—25 yrs of experience, no job too small. Seven Lakes resident. Call 673-1605.

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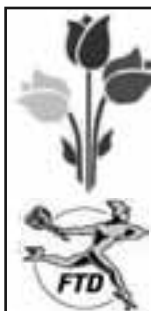
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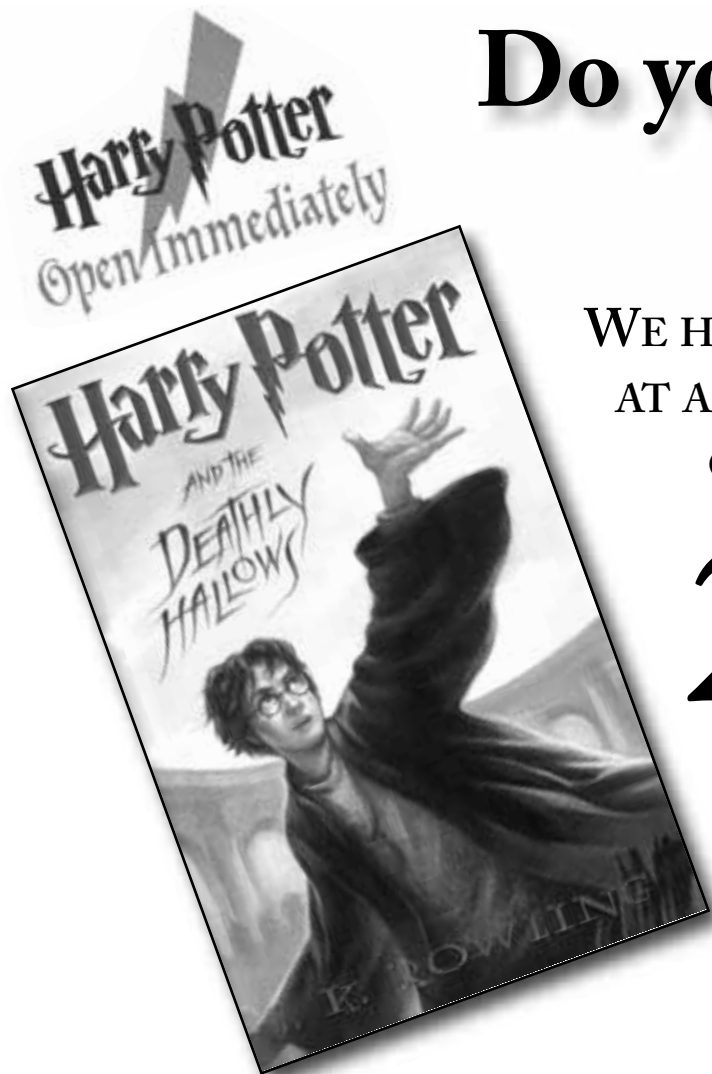
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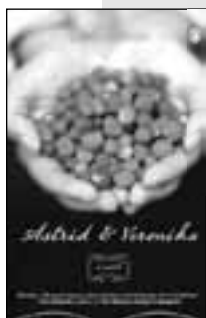
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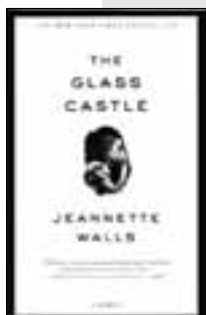
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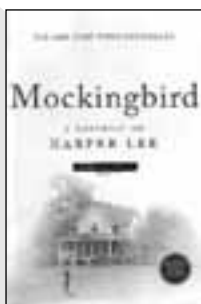
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