

Curtis Pond Connection

VOLUME 1, ISSUE 2

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WWW.CURTISPONDHOA.COM

Updates on Ongoing Issues

As most of you know by now, there have been ongoing concerns regarding the safety of the pond located behind the pool here in Curtis Pond, and the acceptance of the deed to the pond by the HOA. Mr. Cedric Combo, the Area Manager from LandCraft, spoke to Preston Pettit, the president of our HOA, this week regarding some of the concerning issues. Mr. Combo stated that they will be using the culverts (large cement drain pipes) located in the sediment basin next to the pond, to finish extending out the storm drain in that location. Also, the storm drain in the same area has been a safety hazard for some time because the back-fill had collapsed behind the drain and has left a very large hole extending into the drain. Basically, anyone walking next to the curb behind the drain could have fallen and gotten seriously hurt. They will also be having the large concrete chunks removed from the back side of the bank leading down into the sediment basin. These were dumped down the hill by contractors doing work to the sidewalks and curbs at the corner of Royalton and Nevis this past summer. All of these repairs, according to Mr. Combo, should begin within the next week or so as long as the weather cooperates.

Please feel free to contact Preston Pettit for more information regarding issues of the pond and surrounding areas. He may be contacted via email at curtispondhoa@adelphia.net.



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Date set for the Community Yard Sale

Last month we mentioned that we were going to have another community yard sale, and the date has been set for Saturday, May 15. So start getting those items ready to sell! In case it rains on the morning of May 15, plan on the next Saturday morning, May 21 for a rain date. We will be placing ads with the Mooresville Tribune and placing signs at each entrance a few days prior of the date. Feel free to place your own signs and balloons at our mailbox to catch the attention of shoppers!

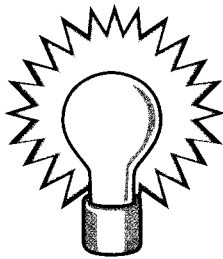
Formation of Committees

The HOA board has decided they will serve as the Architectural Review Control Committee due to the delicate decision making process involved and making sure residents are following the Covenants and Bylaws. This is an area that everyone will want to make sure is top notch, due to the fact that changes to your- or your neighbor's- yards or homes can and will effect the value of your home in the future. We want to be precise in who we elect for the ARC Committee to ensure you will get the best people for those positions. We, the Board, want to become more organized, settled, and

experienced in our positions first before we hand over the ARC Committee to those who we feel will work in harmony with us to best represent our neighborhood.

Within the next week, we will be meeting with Carolina Pool Management to discuss the upcoming pool season, as well as getting the new Pool Committee narrowed down to around 3 or 4 members.

If you had \$1,000.00 for improvements, what would you do?



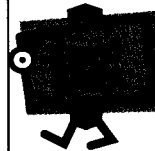
The board would like to have all residents submit ideas for neighborhood improvements they would like to see. *If you had \$1,000.00 to spend on an improvement to the neighborhood, what would you do?*

Ideas can be for any of the common areas (pool, playground, b-ball courts, additions, entrances, etc.). Please submit your ideas to the board via email at curtispondhoa.com.

What's Happening!



Don't forget about this year's Easter Egg Hunt! It will be held this Saturday, April 10 at 1 pm. Please bring the items indicated on the flyer that went out last week, your lawn chairs, baskets, and singing voices! That's right!!! We are planning to have Karaoke and music for our entertainment this year! Let's see who'll dominate the stage with Karaoke!!!!

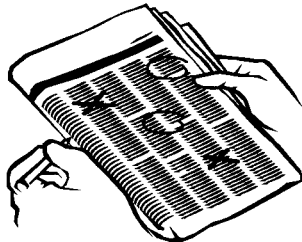


The Spring Community Yard Sale has been set for the date of Sat., May 15, with a rain date for the following Saturday. There is no charge for homeowners to participate. Ads will be placed with the Mooresville Tribune and signs will be placed appropriately.

Friendly Reminders

- The speed limit in the neighborhood is 25 mph. Please abide by this law, whether or not there are children in sight. We don't need to be reminded of the accidents or tragedies that can occur when one doesn't obey this law.
- It has been approved by the HOA Board that Wrought Iron fencing is an approved style of fencing. However, chain link is still prohibited.
- Please remember that parking in the grass along the side of the pond is not allowed. Please park in the parking spaces at the pool parking lot.
- Parking on the grass at your home is not allowed, either. If your driveway is not large enough to accommodate your vehicles, please consider submitting an ARC application to have your driveway widened or park in front of your home in the street. Please be considerate of others, and not park in front of other's homes.
- The curfew for the basketball court and playground area is 8:00 pm during Daylight Savings Time. Please make your children aware of this, in consideration of the homeowners who live close to the common areas.
- Please be sure to keep your yard maintenance to par by mowing your lawn **and** weed control in your yard and flower beds. Also be sure to clear your lot of debris- keep bikes, toys, motorbikes, gas cans, lawn mowers, etc. out of view from the front and sides of your home.

Advertising and Classified Ads in the Newsletter



The newsletter committee is accepting advertisements from homeowners or those interested in advertising in our newsletter. The cost of ads is \$10 for a business card size monthly. We will be using funds generated for purchasing additional pool furniture

(chairs, umbrellas, tables).

We will also be including a classified ad section in our newsletter at no charge to our homeowners. Please contact the newsletter committee for more information.

Who to Contact

HOA Board members:

Preston Pettit (President) curtispond-hoa@adelphia.net

Nate Ryan (Vice Pres.)
nater1624@yahoo.com

Louann Walch (Secretary) walchl@msn.com

Travas Waugaman- ta77w@cs.com

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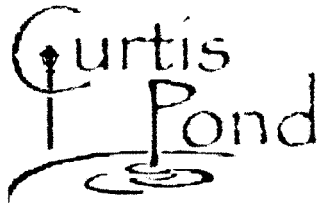
Fax 704-664-2746

Pool Committee- Nate Ryan

704-658-1508- nater1624@yahoo.com

Architectural Review Committee- Troy Newell

704-578- TROY- troy.newell@atmail.com



Happy Birthday!



Happy 8th Birthday
to Katelynn Pillsbury-

We're on the web!
www.curtispondhoa.com

A very special "Thank You!" to all of you who so graciously helped organize the Easter Egg Hunt- Nicolle Theis, Gina Jackson, Pamela Nogueira, Krystal Clonch, Jennifer Goins, and

**THANK
YOU!**

The newsletter will be posted on the CP HOA website by the 1st of each month. Newsletters will be delivered to each house for the months of March and April, then will only be available on the website. The board is planning on moving the bulletin board to the entrance of the pool and getting a box to place additional copies of the newsletter.

You may also request a copy from any of the HOA board members or from Jennifer Goins.



Welcome, Little Ones!

Congratulations to:

Mike & Jennifer Goins on the birth of a daughter,
Mike & Danielle Clark on the birth of a son, and to
Scott & Emily McLain on the birth of a daughter.

If you have announcements, free classified ads, or ads for business that you would like printed in the monthly newsletter, please