

Curtis Pond Connection

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WWW.CURTISPONDHOA.COM

HOA Board Meeting with MAG

On July 14th, Curtis Pond HOA Board Members Preston Pettit, Nate Ryan, Louann Walch and Troy Newell, along with the engineers for MAG Development, Steve Bailey and Dan Brewer from Chas H, Sells, Inc. and Allan McLellan from MAG met for lunch and discussed the amenities we (Curtis Pond HOA) would most like to see in Phases 2,3 & 4. The developer agreed to put, in writing, what amenities he would build, etc. Currently it looks like he likes the kiddie water park attached to our current pool (to be open for Summer 2005) and expanding our pool deck area, a boat/ RV storage area (probably on an area behind Troy Newell's home at the end of Bluffton Road), some covered picnic-type areas throughout the neighborhood, and an area set aside for a second pool in the future and is looking to put in some sort of a gymnasium/clubhouse building (for more off-season activities).

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New Management Company Hired

As of August 1, the Curtis Pond HOA Board has hired a new management company, Faith Management. This company is owned and operated by Leo and Gloria Martinez,. Their experience will be appreciated by members of the board for direction and knowledge.. Their company will once again be conducting a bi-weekly drive through of the community to insure homeowners are continuously in compliance with our CCR's. They may be contacted via email at faithmanagernc@aol.com, via their website at faithmanagementservices.com, or by phone at 704-799-3791.

They will be mailing out a packet of information to every homeowner which will include up to date forms for homeowners soon!

Community Events Planned

Please mark your calendars for these events to be held here at Curtis Pond! Please feel free to contact the Social Committee at jgoins@alltelnet, or call 704-799-8460 if you have any questions regarding any of the events.

Luau- Sat., August 28th

Dress up in your best Hawaiian shirt or outfit, kick back, and enjoy ice cream and snow cones while we have a night swim! Look for more information to come!

Halloween/Fall Festival- Sat., October 30th

The kids will have a chance to wear their non-scary costumes in a parade and play games! More information will be sent.

Santa's Coming to Curtis Pond!- Unclear of the date! (Depends on Mr. Claus' schedule)

Santa will be making his visits before Christmas again this year! We will ask the parents of all the good little boys and girls to contact Mrs. Claus if they would like Santa to visit this year- more information will be sent later!

Current Pool Dates and Hours

Please note current hours for the pool are as follows:

Monday-Thursday- 4 pm- 7 pm

Fridays and Saturdays- 10 am- 10 pm

Sunday- 10 am- 8 pm.

From Sept. 6 (Labor Day) to Sept. 26, the pool will only be open on Saturday and Sunday.

The "back-to-school" hours for the pool were set before the existing HOA Board came into effect. We have already extended the pool hours (per the overwhelming request from the residents), this summer, which cost us an extra \$1185.60/year to add an extra 8 hours total (effective June 25th) to Fridays, Saturdays and Sundays, and to extend the season, from ending Labor Day weekend, to now end on Sept 26 (open weekends only after Labor Day weekend) so, at this time, it would not be feasible to add on more hours until our budget is reviewed by our new Management company, Faith Management Services. We only seem to hear from a very few requesting longer/earlier hours during the day, after school starts back, and to stay open later, etc. Please understand that we are trying to look at our neighborhood as a whole and make the right financial and most efficient decisions based on the majority. We did, however, have the pool to be open earlier (10:00 am) on Fridays (during school) as a "trial basis", this year, to see what type of response/use we get. We will make decisions for future extended hours based on what happens this year.

MISSING POOL CHAIRS?!!

You may know by now that the Pool Committee and HOA Board purchased 28 new pool chairs this summer (14 lounge chairs and 14 sand chairs). What you may not know is that approximately 2 weeks after the chairs arrived, 2 of the sand chairs were "taken" from our pool. These chairs are high quality, commercial grade and are very expensive (\$145 - per lounge chair & \$80 per sand chair). If you have any info regarding the who may have "taken" these chairs, please contact any HOA Board member or Pool Committee member immediately!

Notes from The Board

Pond Issues:

- Please pick up trash and put in the trash containers when finished fishing
- People are continuing to park on the grassy areas around the pond- this is killing the grass, looks unsightly, and is unsafe for drivers, walkers, and bike riders. Please be considerate and DO NOT PARK IN THE GRASS!
- Please remember that fishing at the pond is for entertainment purposes only- please return fish to the pond.

Pool Reminders:

The pool season is almost at an end here in Curtis Pond, and there are a few things to remember which can help make our pool operate as smoothly as possible and make your swim-time more enjoyable.

- 1) Please remember that the lifeguards are not babysitters, so do not send your children to the pool all day, unsupervised. Also, the lifeguards are not there for socializing and "flirting", they are there to save lives in the unfortunate event that something may go wrong. You, the resident/homeowner, are responsible for your own actions, your children's actions and the actions of your guests and you will be held responsible/liable for their actions.
- 2) Please clean up your area and items while you are at the pool. There are many towels, pool toys, swimming gear, clothes, etc. left behind daily and eventually end up in the trash because no one claims these items after several days or weeks. If you are missing any items, please check with the lifeguard on duty.
- 3) The guards on duty ARE in charge of the pool at ALL TIMES! IF they correct you or your child, for what they determine as an unsafe act, please be supportive and assist them in any way possible. If you are asked to leave the pool for any reason, you MUST leave immediately or risk possible pool pass revocation or other action deemed necessary by the Board.
- 4) If an incident occurs involving you and/or a lifeguard, please take note of the following so that we may be able to accurately and promptly resolve the matter:
 - a. Name, address and phone numbers of persons involved
 - b. Date and time of incident
 - c. What occurred
 - d. Who was the guard on duty
 - e. What action was taken
 - f. Any witnesses (names, address, phone number)

Dam and Greenway Issues:

Our new management company, Faith Management, has been informed of the concern for the dam at the pond and the greenway behind Bluffton. In a conversation with Dawn from LandCraft Development, it was stated "...The dam has not been deeded yet, they do not require the approval of the HOA to deed the dam. The classification was lowered by the state because LandCraft raised the elevation of the homes that would be affected should the dam break. LandCraft put up those barriers to prevent anyone from driving on the dam. In the past 2 years with all the rain we have had, it has never flooded. LandCraft has met all of the state's requirements.

"The greenway behind Bluffton Rd. still belongs to LandCraft and will be deeded over to Mooresville Parks and Recreation soon, so as of this date LandCraft is responsible to care and maintain this area. Until they deed it over to the Parks and Recreation department, LandCraft is responsible. Once deeded to Parks and Rec, they can only utilize it as a greenway. No building will go on it, a greenway is an easement."

Upon finding this out, the Board immediately had Gloria contact LandCraft regarding cleaning up the greenway area and per Gloria, LandCraft is sending someone to bush hog and clean up the greenway behind Bluffton. They are asking to be advised if this has not been done within a week so that they may keep up on it. Also, Lana Hathaway of LandCraft said they will look to stabilize the dam before deeding it over to the HOA.



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

The newsletter will be posted on the CP HOA website. If you do not have web access, you may pick up a copy at the information board at the entrance of the pool.

If you have announcements, free classified ads, or ads for business that you would like printed in the monthly newsletter, please email them to jgoins@alltel.net.

FOR SALE
BRAND NEW LEATHER COUCH
NEVER BEEN USED
DUAL RECLINERS
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CONTACT SUSAN GRASSI OR TROY SIMKO @ 704-641-5574

Attention all Scrapbookers and Rubber Stampers!!!

The *NEW* Stampin' Up! Catalog is here!

Call or email me to find out how you can earn free products, if you would like to learn more about Stamping, or host a workshop!

Jennifer Goins
704-799-8460
jgoins@alltel.net

Who to Contact

HOA Board members:

Preston Pettit (President)	curtispondhoa@adelphia.net
Nate Ryan (Vice Pres.)	nater1624@yahoo.com
Louann Walch (Secretary)	walchl@msn.com
Travas Waugaman-	ta77w@cs.com
Troy Newell-	troy.newell@atcmail.com

Pool Committee- Kelli Greene- 704-663-4977
Teri Pettit- 704-663-7227

Architectural Review Committee- Troy Newell
704-578- TROY- troy.newell@atcmail.com

Social and Newsletter Committee- Jennifer Goins
704-799-8460- jgoins@alltel.net

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