

Curtis Pond Connection

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DECEMBER 2004

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Date Set for Annual HOA Meeting

The Curtis Pond Board of Directors has set a time and date for our annual meeting of the homeowners, and annual elections. It will be held on Tuesday evening, Feb. 1, 2005 from 7-9 pm at the Mooresville Citizen's Center. They have reserved the Moore room which faces Main Street.

Sometime in January homeowners will receive a notice of meeting detailing the event. A self nomination form will be included if you are interested in running for one of the two (2) open seats on the board. The offices are nominated by board members. Two new members will be voted on, and the three (3) existing members along with the two (2) new ones will nominate the offices of Vice President, Treasurer, Secretary and Member at Large. Nate Ryan was VP when the former President resigned, meaning his term as President will not be up until 2006.

Please remember the importance of electing the Board of Directors in this decision. The day-to-day operations of a association is a large task, and takes commitment, time and energy to serve on the board. The management company DOES NOT make the decisions, the Board does. Please keep in mind that everything is always filtered through the board, and management follows through on behalf of the board.

A proxy ballot will also be enclosed, if you are unable to attend- please give it to someone in whom you trust to vote in proxy in your behalf.

The annual budget will also be given out to homeowners at this meeting.

Committees Formed and Making Differences

There have been numerous homeowners who have volunteered to form different committees in our community in the past few months, and we are now beginning to see the difference around here that they have been making! It's never too late to want to help with them- the great thing about offering some of your time to a committee is that you can offer as little or as much as you want, and it is ALL appreciated! And you get to know other homeowners in our community, and get a feel as to how much it takes for a neighborhood to run smoothly. If you are interested in any of the committees, please contact the appropriate chair person for more information. Please see the Notes from Committees section of newsletter for more information!

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Community Events Planned

Santa's Coming to Curtis Pond- Santa Claus will be at the model homes on Scanlon on Saturday, December 11 from 10 am- 2 pm and Sunday, December 12 from 2 pm- 6 pm for visits with children. Please feel free to bring your camera and be on your best behavior!



Christmas Luminaries- The social committee is in the process of purchasing the bags we will be using as the luminaries, and will be distributing them to each house. Each home is responsible for getting their own dirt or sand for each bag, and votive candles. This will be so nice to see- if every homeowner lights their luminaries along the street on the specified evening--- what a beautiful sight it will be! Take your family out for a walk or drive to see all the Christmas lights! More information will be sent with the luminaries.

It has been reported that the construction of the bridge on Rocky River Road will be completed by December 31. Hopefully we'll all remember the routes we traveled on that road before it was closed!

Homeowner's dues will be coming due next month- If you haven't received a statement from Faith Management, please contact them for information. The board is not responsible for billing or collection of dues.

Notes from the HOA Board

- We have 15 Owners in arrears. Of the 15, we have placed 14 liens on their homes. 1 - Owner is making payments. Of the 14 liens - 2 have filed for bankruptcy and we have filed for a Relief from Stay. The total amount due to the association from these 14 Owners is \$6,859.15. This figure does not include attorney fees. The total amount that the HOA may have to write-off to bad debt could be as much as \$12, to \$15,000.00 with attorney fees. Sad picture but, maybe it will be seen, as yet another reason we had to raise the HOA dues.
- The Board has authorized a \$250 reward leading to the arrest of the person or persons involved with the damage done at the pool house. Please contact Faith Mgt., the police or the HOA board with any information.
- Thank you to the City of Mooresville for their prompt response to our request for a 4-way stop sign at Royalton and El Rosa.

From the Safety/Neighborhood Watch Committee

We are off to a good start with the newly formed Neighborhood Watch Committee. We currently have 8 members and are still looking for at least 2 more members to represent Milroy and Bluffton roads. Our purpose is really to just make Curtis Pond a safer neighborhood. At our meeting on Nov 18 we were joined by Captain Hillard and Lt Fleming from the Mooresville Police Department. They provided a recap of all the crimes, by street that had occurred over the last 10 months in Curtis Pond. They rated our community as very safe and that our mission should be to keep it that way, which he pointed out with our growth projection would be no small task. We have invited Officer Burlyson to help us re-establish our Neighborhood Watch Program at our December meeting.

We discussed with Capt Hillard the effects of the Target Speed Enforcement effort that is underway in our community. The police department has made a concerted effort to slow down the traffic and has volunteered to keep patrolling even after the effort is officially over. We have asked for special assistance regarding the stop sign as there are some people that are not even stopping for it. Capt Hillard said if we have a person or persons that are habitually speeding and or running the stop sign to take their license plate number and call into the police station. Many of us stated that in fact there are a handful of people that seem unwilling to slow down and are actually reacting in a negative way. We want people to know that all that we are asking is that you obey the law. Stop for the stop sign and don't drive over 25 mph. If you have a friend or neighbor that you know is not doing their part...ask them to. If you have teenagers talk to them about their driving and that of their friends. Captain Hillard said that they are actually ticketing anything 5 mph over the speed limit. He said the tickets run \$100.00 -\$140.00 plus four points. He pointed out that a persons insurance premium would more than likely go up appreciably.

Captain Hillard and Lt Fleming also addressed the issue of leaving your garage doors up for any time length at all. He said that it only takes a second for someone to take something from your garage and it should be kept shut at all times. The crime that has occurred in the neighborhood has mostly been committed by our own residents. These people have actually been caught and convicted. We do still have several unsolved cases in which sheds were robbed. So be extra vigilant in keeping those areas lighted and perhaps reinforce your hasps and locks as most of the sheds were locked.

We would like to thank everyone that has been so supportive of our efforts in the neighborhood. If we lay the groundwork now it will be a much easier transition as our neighborhood grows. We are asking people to become involved it doesn't take much time and the results will be worth it.

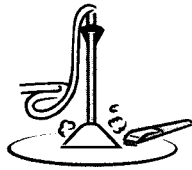


During this Christmas season, take a evening to drive around the neighborhood to look at all the Christmas lights and decorations! Also, you will notice that the entrances have decorated with lights and wreaths that have been so graciously donated by residents. A huge thank you goes to Mrs. Susan Oldgies, Mrs. Emily McClain, and Mrs. Danielle Clark for the decorations!



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

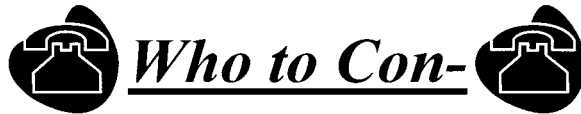
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