

Curtis Pond Connection

VOLUME 1, ISSUE 4

JULY 2004

WWW.CURTISPONDHOA.COM

Phase 4 Controversy of Additional Development

As many of you may know by now, MAG Land Development, the developer that is currently developing the land behind our community, was petitioning the Planning Board to get a Conditional Use High Density Permit that would allow them to purchase and develop the land which extends from the current developing all the way out to Rocky River Road. This could lead to many concerns regarding our already developed community. Some of the concerns from homeowners are: *New residents being led to believe that they could access our pool (which is nearly to the overcrowded mark already on weekends), potential water and sewer issues, school overcrowding, cut through road issues (proposed cut through at end of Elrosa), overuse and speed of vehicles through community.*

At the Planning Board Meeting in May, the developer chose to table the request and revise his plans. However, this will be discussed at the next Planning Board Meeting- Thursday, July 15th at 7 pm at the Mooresville Municipal Building..

Homeowners Making a Difference

Here's your chance to make a difference! There are a couple of committees that this neighborhood had before the HOA Board was elected in March, and are in talks about reforming. If you are interested in any of the following, PLEASE volunteer! The board is working hard for the satisfaction of the homeowners, and need the help from us! There were the Landscaping/Pond committee (formed to oversee the hired landscaping company to make sure that everything was being done properly as the contract stated), ARC Committee (who received all the ARC Request forms, made sure all homeowners were following the CCR's and sent proper correspondence to those who were in violation), Safety Committee (who worked hand in hand with the Police Dept. to insure we had a safe neighborhood, tried to control speeders, etc.), and the Social/Newsletter Committee (planned social events and typed and distributed the newsletter). If you are interested in any of these, please contact Preston Pettit at curtispondhoa@adelphia.net.

INSIDE THIS ISSUE:

Additional Development	1
Homeowners Making a Difference	1
Community Events	2
What's Happening	2

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.

Mommy and Me Play Group- Mon., Wed., Fri at 10 am

A play group for children ages 0-5 will be meeting at the playground on Mondays, Wednesdays, and Fridays at 10 am to get to know other children (and parents!). We can get together to meet all newcomers, share advice and just have some time to get out of the house!

Walking Club- 7pm daily

For all of you who are interested in walking around the neighborhood for exercise (or just to get some time out of the house), but just can't seem to get motivated by yourself, then meet us at the pool parking lot at 7pm daily! This is a chance to get to know others, and to tread all those hills! Feel free to bring your strollers (what a workout!) and children may ride their bikes along with us!

Annual 4th of July Parade/Block Party- Sat., July 3

We will be having the Parade and Block Party like we have in the past few years. Plan to decorate your kid's bikes, wagons, strollers, and even your dogs in RED, WHITE, AND BLUE! Feel free to bring your table and chairs to eat on in the common ground area, and plan on staying for the night swim! We'll have the parade beginning at 10:30, the block party at 5:00 pm, and a fireworks show at dusk! Information has been sent regarding what items to bring.

Back to School Party- Sat., July 31st

Redeemer's Light United Methodist Church will host a "Fun in the Sun" event here in Curtis Pond. There will be carnival games, crafts, a moon bounce, a clown and food. Look for more information to come!

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.

Extended Pool Hours in Effect

Due to an overwhelming request, the pool hours for the weekends have been extended. Please note the following hours:

Mon.-Thurs.- 10 am -8 pm

Fri., Sat., Sun.- 10 am- 10 pm

Please note that when Mooresville City Schools start back on Aug. 2, the pool will be open Mon.-Thurs.- 4 pm- 10 pm, and Fri., Sat., Sun.- 10 am- 10 pm. From Sept. 6 (Labor Day) to Sept. 26, the pool will only be open on Saturday and Sunday.

Notes from The Board

- 28 new pool chairs have been ordered for the pool. We were told they would be arriving the weekend of July 4th.
- Telephone calls are limited to 1 minute local phone calls. Continuous receiving or placing of calls will not be allowed.
- The board is looking for volunteers to help build two bridges around the pond's walking path. To help get involved, please contact Preston Pettit at curtispondhoa@adelphia.net.
- Basketball net/hoops- The HOA board requests that basketball goals need to be stored next to the garage, in the driveway when not in use.
- **Yard Maintenance:** Per the Curtis Pond Use and Restrictions, Article VII, Section 9: Trash and Vegetation: ".....grass and landscaping will be maintained to appear neat and attractive."
- **Boat/Trailer Storage:** Per Article VII, Section 16 of the Declaration of Covenants, Conditions, and Restrictions for Curtis Pond, LLC: "No boat, trailer, recreational vehicle... will be left in any drive way or on any other part of a Lot unless it is fully enclosed within the garage, is behind the house fully hidden from the view of the neighbors walking by the lot, or is otherwise screened in a manner approved by the Architectural Control Committee."
- **In the event of Non-compliance:** per Section 26 of Article VII, Compliance "In the event that the owner of any lot fails to comply with any of the restrictions set forth in this Article or the rules and regulations... the Association shall have the right, but not the obligation, to enter any lot and undertake any necessary action in order to cure such owner's default. All expenses and cost incurred by the Association in curing such default shall be charged to the defaulting Owner and shall be payable by such owner to the Association immediately upon demand."

This is our last chance to stand up for ourselves!!!!

Please be on the lookout for information regarding a Meeting of the Homeowners on July 8 to discuss options to be presented to MAG Development! There is a committee of volunteers who attended the homeowners meeting with MAG that have discussed options for amenities to be presented to the Town of Mooresville and to MAG. The meeting will be held on the common ground beside the pool!

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

Herman Management kevin@hermanmgmt.com

Phone 704-664-2364

Fax 704-664-2746

Social and Newsletter Committee- Jennifer Goins

704-799-8460- jgoins@alltel.net



We're on the web!
www.curtisponhoa.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,

For Sale: Murray Riding Lawn Mower- 12.5 HP, with 38" cut, and working headlights. Runs great!
Asking \$225.

Contact Preston or Teri Pettit at 704-663-7227.

LOST!

Neon Orange Aerobird Challenger

Remote Control Airplane with 42" wing span

Last seen flying East of Curtis Pond Subdivision

May 23rd

Reward if found-

please call Ken @ 704-799-3072 or 704-975--3151

For all your Longaberger needs and to be put on my mailing list, please contact:

Louann Walch

Longaberger Home Consultant

704-799-3072

Email- walchl@msn.com

Give the Girls a Call !

Looking for a fun way to enjoy a little girl-time? Plan a Mary Kay Party!
Invite your girlfriends. Enjoy free makeovers.

Exchange beauty tips. It's a beautiful way to bond!

Call me to schedule the fun.

Jessica M. Miller

Mary Kay Independent Beauty Consultant

24 Hour Website: www.marykay.com/j.m.miller

ABSOLUTE CLEAN CARPET CLEANING

WHOLE HOUSE CLEANING... ONE LOW PRICE!

CURTIS POND- \$69.95 INTRODUCTORY OFFER

Check out our specials and schedule yourself

@ www.absoluteclean.net or call 1-800-331-9516