

# *Curtis Pond Connection*

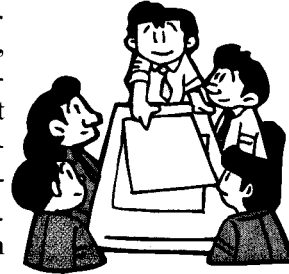
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WWW.CURTISPONDHOA.COM

## *HOA Board Members Elected*

As most of you may know by now, our annual Homeowner's Association Meeting was held last month at the Mooresville Citizen's Center with a great turnout of homeowners. Those in attendance elected the 5 homeowners who will serve as the HOA Board members. These are volunteer positions that will work closely with our management company, Herman Management, to make sure our community is in compliance with our Codes, Covenants, and Restrictions (CCR's), budget issues, pool management, and overall harmony in Curtis Pond. Those elected were: Troy Newell, Preston Pettit, Nate Ryan, Louann Walch, and Travas Waugaman. Homeowners also have a point of contact through Kevin Herman with Herman Management, and various committees such as the Architectural Review, Pool, Newsletter, and Social. Homeowners are encouraged to volunteer with any of these committees.



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## *Resolving the Pond Issues*

If you attended our annual HOA meeting, you heard the controversy regarding the pond. The board has already been working on these issues. Per Nate Ryan with our HOA board, "The Dam at the pond is not a high risk dam. It is being

re-evaluated in the next 7-15 days (as of 2-24-04). The deed to the pond is still in Land Craft's name, and pending this next inspection, we will decide whether to take ownership or to require Land Craft to complete any repairs."

## *Spring Community Yard Sale*

Start collecting those items you would like to sell at our Spring Yard Sale! Like the previous community sales we've had, each house will be selling at their own houses. We will schedule it for the first part of May, once the weather starts to get a little warmer. There is no charge to participate- ads will be placed in the Mooresville Tribune the week prior, and signs will be placed at each entrance. Look for more information on the website and with flyers.

## **The Pool Will Be Opening Soon!**

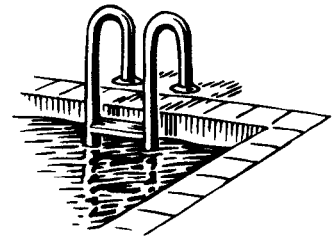
Our pool season runs from Memorial Day weekend (May 29) to Labor Day weekend. Carolina Pool will continue to be our management company for the pool this year. If you know of someone who is a lifeguard or has pool management experience, please contact them for information on employment at our pool.

It seems that someone is breaking into the kitchen/office area of our pool. The pool committee will be gearing up soon to decide

what changes should be made to the windows and the doors on the counter. All locks will be changed, so if any homeowners have keys, please contact the pool committee or a member of the HOA board for more information.

Also, the pool committee has tentatively set the dates for pool passes to be made and renewal stickers to be given out. Currently they are scheduled for the 2 weekends prior to the pool opening- May 15 &16, and May

22 & 23. Look for more information to come regarding the hours they will be making the passes.



## **Curtis Pond Website is Now Up and Running!**

Yeah! We finally have a website running for the neighborhood to have a line of communication! The website address is [www.curtispondhoa.com](http://www.curtispondhoa.com). There will be many changes with it in the next few weeks as we have more information to post and as the summer season kicks up! There will be links to view and print the CCR's, Architectural Review Requests, Pool Rules

and Pool Party Requests, and much more information. We are also kicking around ideas for a classified ad section to post items for sale or events for homeowners! The newsletter will be posted every month on the website (by the 1<sup>st</sup> of each month), leading homeowners to view and print it off the site instead of having to deliver them to each house (in case of winds

or rain). We can now all receive a copy! We are thinking of installing a box containing extra copies, for those who don't have internet access, in the common area at the playground/pool. You can also email HOA board members and Herman Management through our website, instead of taking the time to wait on a phone call back!

## **What's Happening!**



In order for you and your neighbors to stay connected throughout our busy lives, we are interested in posting a *What's Happening!* section in the newsletter. If you have some information regarding your family or another family in Curtis Pond (birthdays, weddings, births, graduations, sports, congratulatory info, etc.), please contact the newsletter committee to have it published.

## **Friendly Reminders**

\* Let's all start to get our homes ready for the spring by cleaning out our garages of all the mess we no longer want or need! If you have items that won't fit into your garbage cans, the Town of Mooresville will pick up items such as appliances, rugs, grills, if you call 704-664-4278 for pick up. Hazardous chemicals including paint and tires may be picked up by calling Iredell Co. Solid Waste at 704-878-5430.

Also remember that trash cans must be brought in from the road each Wednesday evening after pick up, and must be stored away **out of view** from the street (in garage, behind natural landscaping, etc.).

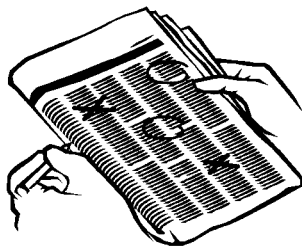
\* Before you make any architectural changes to your home, you must submit

an Architectural review request form to Herman Management. You may download the forms from [www.curtispondhoa.com](http://www.curtispondhoa.com), and send them to Herman Management. The ARC has up to 30 days to review the request. You will receive permission or a request for more information for changes to be made before you begin the improvements. All changes must follow the guidelines set forth in our CCR's. **Every homeowner (upon closing) should have received a copy of the CCR's from their attorney or in their closing paperwork. In the case you do not have a copy, you may download them from our website or contact any board member or Herman Mgmt.** Please make sure you have a copy on hand.

### **Please, Please, Please**

There are getting to be many more complaints regarding dog-walkers not picking up after their dogs and letting them "go" on other's property and common areas. If you do walk your dog, you must clean up after them. No one likes finding a mess in their yard, or in common areas where children play. Please be kind to your fellow neighbors and remember to keep your pets on a leash and contained in YOUR yard. Whether you may feel your animal is not a threat to others, children and parents may not feel the same. None of us want to hear of any dog bites to our children. Complaints of stray dogs or cats may be reported Iredell County's Animal Control. If they catch your dog or cat roaming about and take them in, they charge a fee to release them back to you!

## **Advertising and Classified Ads in the Newsletter**



In order for us to offset the cost of printing and publishing 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 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:**

Troy Newell	<a href="mailto:troy.newell@atemail.com">troy.newell@atemail.com</a>
Preston Pettit	<a href="mailto:curtispondhoa@adelphia.net">curtispondhoa@adelphia.net</a>
Nate Ryan	<a href="mailto:nater1624@yahoo.com">nater1624@yahoo.com</a>
Louann Walch	<a href="mailto:walchl@msn.com">walchl@msn.com</a>
Travas Waugaman	<a href="mailto:ta77w@cs.com">ta77w@cs.com</a>

<b>Herman Management</b>	<a href="mailto:kevin@hermanmgmt.com">kevin@hermanmgmt.com</a>
Phone	704-664-2364
Fax	704-664-2746

### **Pool Committee**

Nate Ryan (until new president appointed)  
704-658-1508 [nater1624@yahoo.com](mailto:nater1624@yahoo.com)

### **Architectural Review Committee**

Troy Newell (until new president appointed)  
704-578-8769 [troy.newell@atemail.com](mailto:troy.newell@atemail.com)

### **Social and Newsletter Committee**

Jennifer Goins  
704-799-8460 [jgoins@alltel.net](mailto:jgoins@alltel.net)



We're on the web!  
[www.curtispondhoa.com](http://www.curtispondhoa.com)

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 and a few copies will be left in a box near the bulletin board at the pool/playground area for those who don't have internet access.

  
**Organization**

## **A note from our HOA board members...**

**Troy Newell:** "Since moving into the neighborhood in late 2002, my wife Lisa and I have really enjoyed meeting many of you. I look forward to helping this community stay on course and maintain the level of cleanliness and friendliness that made each of us want to call Curtis Pond home. Please understand that we do not intend to or need to create any new rules but we merely want everyone to follow the ones we AGREED to when we chose to purchase a home in Curtis Pond. Please feel free to call me or stop by with your concerns or comments and I look forward to seeing you all!"

**Louann Walch:** "6 years in property management has given me the background to help bring this community and HOA a start that I hope will be a good foundation for future board members to build upon. I would like to see the community come together almost like a family, look out for one another, and treat your neighbors how you yourself would expect to be treated. I also would like to improve upon the amenities of the community to make this a family friendly neighborhood by improving upon the playground, walking paths, and pool area."

**Preston Pettit:** "We've been here a little over a year and are pleased with the area and what it has to offer. As Curtis Pond continues to grow, I would like to make sure it grows into a neighborhood we all can enjoy to live in, and a place that we can be proud of and want to be active in. Coming from a neighborhood that barely had a HOA due to lack of interest, lack of participation and people who just didn't seem to care, will allow me to make better decisions for our neighborhood and to try and make sure that does not happen here in Curtis Pond! A neighborhood without participation, without people who care or without some sort of structure is not the kind of neighborhood I would want my kids to grow up in."

## **Events to Look Forward To**

There was a great response to the request for volunteers, during the annual HOA meeting, for all the committees available here in Curtis Pond, and one of those being the Social Committee. We have 13 volunteers so far planning the events for this year! We want to thank those who signed up for a committee and if you are not chosen, it was only because we had to limit the number of people on each committee, but does not mean we couldn't use your help for future events/activities, so we may still need your help! Thanks!!

Not including the Community Yard Sale, our first planned event will be an Easter Egg hunt- and others in the planning stages are a Opening Pool Party, July 4th Parade/ Block Party, Back to School Party, the Last Hurrah, Fall Gathering, Basketball tournaments, Water Volleyball games. If you would like to coordinate events or have ideas for events (game groups, get togethers, etc.), please feel free to contact the Social Committee or the Newsletter Committee to have the event published!