



Curtis Pond HOA Newsletter

CURTIS POND HOA NEWSLETTER

FEBRUARY 2009

www.curtispond.net

The March BOD Meeting will be Closed Session only

Message from the CPOA President

The Curtis Pond Owners Association's Annual Meeting and Election of Officers was held Tuesday February 10th at the Charles Mack Center. As most of you know, we are required by our documents to hold this meeting every year. It is also required that it be held on the second Tuesday of February. The meeting is held primarily for two purposes; first to allow the Board to present and then ratify the Association budget for the upcoming year, and secondly for the election of new Officers.

Over fifty people, representing 35 member homes, attended the meeting. There were also 24 members who were represented at the meeting by proxy. Our documents require only 10% of the 273 homes be represented either in person or by proxy, so we well exceeded that. Six different people brought the 24 proxies to the meeting. One person brought nine, two people brought five each, a fourth person brought three and two others brought one each.

The proposed 2009 Budget was presented by Treasurer Graeme Myer and by Vice President David Coble. A PowerPoint presentation was used to show a review of 2008 financially as well as projected income and expenses for 2009. The 2009 Budget was ratified with a 5% increase in dues for all members. Yearly assessments will increase to \$352.50, an increase of \$16.80. The increase was deemed necessary by the Board to offset the projected increase in all expenses. Kuester Management will mail a separate invoice for the increase to homeowners.

The Election of Officers was held next. Three Board positions were open and four people were entered into nomination for those spots. Three had submitted nomination paperwork prior to the meeting, Andy Good, Brian McCarron and Graeme Myer, and the fourth, Pete Russo, was nominated at the meeting from the floor. After being introduced by Eric Davis, Paul Judge and Lisa Carly of the Election Committee, each nominee had an opportunity to speak briefly to the members. Elections are done by a secret ballot with each member allowed to vote for up to three of the nominees. Ballots were filled out and then submitted. A brief Q&A period was then held while the ballots were tallied by Kevia Monroe, representative of Kuester Management, Eric Davis of the Election Committee and Laura Good, the Board Secretary. The results of the election are as follows:

Graeme Myer- 59

Andy Good- 56

Brian McCarron- 41

Pete Russo- 21

The 2009 Association Officers will be David Coble, Laura Good, Graeme Myer, Andy Good and Brian McCarron. The Board position that each will assume will be determined at the next Board meeting.

Board meetings will be held on the first Thursday of every month beginning March 5th. They are held at the Mooresville Public Library at 7PM and with the exception of the March meeting, the first 45 minutes is open to all members and concludes with a Q&A period if time allows. Please check the Official HOA web-site www.curtispond.net for any schedule changes.



Happy Saint Patrick's Day



Reverse 911

Have you ever put the trash out, only to realize that it is a holiday week and the trash pickup was delayed one day? Wouldn't it be great to receive a phone call or email to remind you of the delayed trash pick? Well now you can receive a reminder phone call or email from the Town of Mooresville. Simply log onto the Town of Mooresville website and register your phone and email address for the "Reverse 911". When you register with the town, you will receive phone calls and emails for simple reminders, like holiday trash pickup schedule to more important messages that are of public interest. It's fast, simple and a great way to stay informed.

To register your home simply log on to www.ci.mooresville.nc.us/eservices click on Connect-CTY.



CCR Reminders

Daylight savings is March 8th; with longer days and warmer weather, our list of "outdoor" chores will grow. Although not all home improvements require an ARC form, there are some improvements that must have an ARC form submitted. ARC forms can be found on the Official Curtis Pond website at www.curtispond.net/forms. Below are a list of some of the home improvement projects that require an ARC form.

Color change of doors and shutters (must be painted the same color)

Decks

Sheds

Fences

If you are not sure if you need an ARC form for your project, please contact the ARC committee at ARC@curtispondhomeowners.com or Kuester Management www.kuester.com

Community Events

The Curtis Pond signs at both the Bluffton and Milroy entrances have been damaged by vandals. The BOD and Kuester Management have been working on repairing both signs. The work to repair the signs has begun. The remaining letters have been removed and soon the signs will be sanded and painted in preparation for the new letters. If you have any information on the damage to the signs, please contact Kevia Monroe at Kuester management .



The BOD Meetings have been changed from the third Thursday to the first Thursday of each month. BOD Meetings will be held at the Mooresville Library located on Main Street. Open session will start at 7:00pm ending promptly at 7:45pm. Updates will be posted on the Curtis Pond website www.curtispond.net



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With spring around the corner, it is time to start thinking about the summer and the up coming pool season. Last year we implemented the pool pass for access into the pool, and will be using the same system again this year. Please keep your pool pass, more information to follow.



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Community Volunteers

The BOD would like to thank everyone who signed up for our committees, as the new board settles in we will be contacting you.

We would also like to thank the families that have volunteered their time and skills to help the BOD.

Upcoming Events

Here are a few upcoming events, look for more information in future newsletters and on the Curtis Pond Official website



Community Yard
Sale
May



Pool Opening
Memorial Day Weekend



Community Clean Up
May