

June 2010

# Curtis Pond HOA Newsletter

Curtis Pond 2010  
2nd Quarterly  
HOA Newsletter



## Message from the President

Another pool season has been successfully kicked off here in Curtis Pond. May is absolutely the busiest month of the year for the Board as we prepare for and then open the pool. I am happy with the way everything went especially in light of the fact that three of the Board members are new this year and had not been through pool opening season before. It's a stressful and chaotic time for the Board and I'm proud of the way we all worked together. It's all worth it when the kids show up as excited as can be to get in the water.

There are several issues percolating at the pool that everybody should be aware of:

1. The kiddie-pool is temporarily closed. A serious underground leak was discovered and a lot of water was being wasted as a result. We are currently getting bids to make the repairs and hopefully it will be fixed and re-opened soon.
2. Many of you have commented on how rough the bottom of the pool has become. We have been told that after ten seasons, we are faced with the fact that the pool is probably due to be resurfaced. It is probably going to have to be done this fall and it's probably going to be expensive.
3. We are also currently receiving bids to have video surveillance equipment installed. The criminal activity around our pool and common areas has become intolerable. The police have had difficulty enforcing laws mostly due to the lack of opportunity to observe the activity. We're going to help them with that.
4. The pool gate has not been functioning properly at times. It has been intermittent and unpredictable. We're working together with RSH Security to get it fixed. In the meantime if you swipe your FOB and it doesn't open the gate, the problem is with the gate, not your FOB.

Finally- I want to say how great everybody is being at the pool so far this year. We have had huge crowds on the weekends and I haven't seen or heard of one incident of trouble or misbehaving. It's a tribute to the kind of people we have living here in Curtis Pond.

Andy

Would you like to be an active member of your community? If you answered yes, please consider joining one of Curtis Pond's Committee's.

- \* Landscape
- \* Pool
- \* Social
- \* Communications

Please contact the HOA Board at  
[Board@curtispondhomeowners.com](mailto:Board@curtispondhomeowners.com)

### Refreshments with the Board:

Have questions for the HOA Board? Join us on the dates below at the pool, refreshments will be served.

**6/19/2010 9-10am**

**8/21/2010 9-10am**

**10/23/2010 3-4pm**

In an effort for Curtis Pond to go..  
**GREEN**

Newsletters will now be available on the official website at [www.curtispond.net](http://www.curtispond.net) and we will not be printing and mailing the forthcoming Newsletters.

As always you may contact the Board of Directors by email at:  
[board@curtispondhomeowners.com](mailto:board@curtispondhomeowners.com)



## Cleaning Vinyl Siding—DIY

### Prep:

- Cover any outside light fixtures or electrical outlets with plastic.
- Move all the patio furniture, barbecue and any kids' toys well away from the house.
- Cover all shrubs or plants around the house with plastic sheets before you start cleaning. (*Warning -- don't drape plastic sheets over the plants and just leave them for a day. The sheets will create a mini greenhouse underneath that could hurt or burn the plants.*)
- Check any particularly dark spots on the siding to determine if it's mold, mildew or dirt. Put a drop of household bleach on the dark spot. If it's mold it will turn white, plain old dirt will stay black.
- Get rid of any mildew using a mixture of 5 parts water to 1 part bleach. Oxygen bleach is better than chlorine bleach, since the oxygen won't damage plants or the soil the way chlorine bleach can.

### Working with a Pressure Washer:

- Fill the tank on the pressure washer with cleaning solution. Commercial vinyl siding cleaner solutions are available at home stores, but a solution of liquid dish soap and water will do an equally fine job of removing dirt from vinyl.
- Attach your garden hose, turn on the water and start up the washer.
- Begin cleaning while holding the nozzle at a 45-degree angle to the wall so it's not pointing directly at the siding. Start at the bottom and work your way vertically up the wall.
- Around windows and doors angle the nozzle away from the openings to prevent water penetration around the edges.
- Go all the way to the top of one section, before you move along to the next section. Start at the bottom of the next section and work your way up to the top. Continue working along the wall in 3 to 5 foot sections.
- Once you've finished washing one wall, go back and rinse it off with clean water - you don't want the cleaning solution to dry before you rinse it off or you'll end up with a patchy looking job.

### Working with a Hose and Bucket:

- Make your own cleaning solution using liquid dish soap and water or, alternatively, a mixture of 1/3 cup powdered laundry detergent, 2/3 cup of TSP and one gallon of water.
- Start by spraying the wall with your garden hose and then use a long handled brush to apply your soapy mixture to the walls - make sure you start at the bottom and work your way up. (Hint -- You can get a great long handled brush for cleaning your siding at a Recreational Vehicle dealership).
- Work on one section of the wall at a time and once you've finished a section rinse it off (again starting at the bottom and rinsing up to the top).

Vinyl siding is virtually maintenance free, but like anything exposed to the elements, over the years it will get dirty and need some cleaning. Both methods we've talked about will restore your siding to its original



### **Friendly Reminder!**

Please take the time this summer to repair or repaint your mailbox if necessary.

Also, check to make sure your house numbers are clearly visible.

### **Summer Fun Word Search**

Can you find these summer words?

- Sand Crab
- Sailboats
- Sandals
- Sea Shells
- Sea Creature
- Surfers
- Sand Castle
- Surfboard
- Seagulls
- Starfish
- Shovel
- Sunglasses



# Important: Sun Safety

Use these methods to prevent sunburn:

- **Avoid the sun between 10 a.m. and 4 p.m.** Because the sun's rays are strongest during these hours, try to schedule outdoor activities for other times of the day. Seek shade whenever possible. If you're unable to avoid being in the sun, limit the amount of time you're outdoors during these peak hours.
- **Cover up.** Wear tightly woven clothing that covers your arms and legs, and a broad-brimmed hat, which provides more protection than does a baseball cap or golf visor. Also consider wearing clothing or outdoor gear specially designed to provide sun protection.
- **Use sunscreen frequently and liberally.** Apply sunscreen liberally 30 minutes before going outdoors and re-apply about every two hours — sooner if it's washed away by perspiration or water. Use it even on cloudy or hazy days. UV rays can penetrate cloud cover.
- **Wear sunglasses when outdoors.** Look for a manufacturer's label that says the sunglasses block 99 percent or 100 percent of all UV light. To be even more effective, choose sunglasses that fit close to your face or have wraparound frames that block sunlight from all angles.



Some people try getting a "base" tan to prevent sunburn. The idea is that a few sessions of indoor tanning will protect them from burning in the sun. There's no scientific proof that this is true. A base tan is no substitute for sound sun protection. Plus, the risks of long-term tanning outweigh the unproven benefits of a base tan.

You know sunburn when it happens: red, painful skin that feels hot to the touch. Sunburn usually appears within a few hours after sun exposure and may take from several days to several weeks to fade.



Intense sun exposure that results in sunburn increases your risk of certain complications and related skin diseases. These include dry, wrinkled skin; liver spots; actinic keratoses; and skin cancer, including melanoma.

You can prevent sunburn and the related skin conditions by protecting your skin whenever you're outdoors, even on cloudy days. If you do get sunburn, several home remedies and treatments can relieve your pain and speed the healing of your skin.

Any part of your body, including your earlobes, scalp and lips, can burn. Your eyes, which are extremely sensitive to the sun's ultraviolet light, can also burn. Sunburned eyes may feel painful or gritty.

Signs and symptoms of sunburn usually appear within a few hours after sun exposure. But it may take a day or more to know the full extent and severity of sunburn.



## Summer Recipes—Get Grilling!

### Tangy Sirloin Strips



#### INGREDIENTS:

- 1/4 cup vegetable oil
- 2 tablespoons Worcestershire sauce
- 1 garlic clove, minced
- 1/2 teaspoon onion powder
- 1/2 teaspoon salt
- 1/4 teaspoon pepper
- 1 pound (1 inch thick) boneless Sirloin Strips
- 4 bacon strips
- Lemon-pepper seasoning

#### GLAZE:

- 1/2 cup barbecue sauce
- 1/2 cup steak sauce
- 1/2 cup honey
- 1 tablespoon molasses



1. In a large re-sealable plastic bag, combine the first six ingredients. Cut steak into four wide strips; add to the marinade. Seal bag and turn to coat; refrigerate for 2-3 hours or overnight, turning once.
2. Drain and discard marinade. Wrap a bacon strip around each steak piece; secure with a toothpick. Sprinkle with lemon-pepper. Coat grill rack with nonstick cooking spray before starting the grill.
3. Grill steak, covered, over medium-low heat for 10-15 minutes, turning occasionally, until meat reaches desired doneness (for medium-rare, a meat thermometer should read 145 degrees F; medium, 160 degrees F; well-done, 170 degrees F) Combine the glaze ingredients; brush over steaks. Grill until glaze is heated. Discard toothpicks.

## The Curtis Pond HOA Board would like to know what YOU the Homeowners think.....

The Board recently received a request from a member that we consider a change to our pool rules. This rule change would allow guests of members to access the pool unaccompanied.

Here is a copy of the email we received-

*Good Morning,*

*I have a father in law and mother in law who visit every summer. I also have friends who I'd like to allow to use the pool. Sometimes no one is home to accompany them. I know other Members have the same issue, sometimes with babysitters who they would like to allow to bring the kids to the pool, who they are unable to accompany. Attached is a proposed change to the Pool Rules allowing Members to purchase Extended Guest Passes. Each Member household would still be limited to a total of four guests, unless they make arrangements for a party or other event, just as we do now under our current rules. The only change I'm proposing allows us to have guests who we are unable to accompany use the pool.*

*Please consider this proposed change and vote on it as soon as possible.*

*Thanks,  
XXXXXX*

Attached was an edited version of our pool rules in which an "Extended Guest Pass" had been created and sold for \$2 each and with which a non-member of our HOA could have unaccompanied access to our pool.



### ***Here is the official Board response to the above request:***

Sir,

After lengthy discussion and careful consideration the Board has voted against the proposed rule change. A brief summary of some of the reasons for our decision is below:

#### Unaccompanied houseguests-

A policy is already in place to address the issue of out-of-town houseguests. In the last few years we have assisted dozens of homeowners in gaining pool access for their long-term visitors. The policy has worked and we see no reason to change it.

#### Unaccompanied non-member friends-

- You are proposing the possible distribution of hundreds of passes to our pool. The potential for abuse is enormous. A guest pass could be passed around and shared and used by anybody who happens to have it in his or her possession. Not only would we have absolutely no ability to monitor who accesses our pool, but neither would the homeowner who owns the pass.
- During the afternoons of all five-weekend days so far this year, every chair has been taken and the water has been full of swimmers. We have no room for or need for all the additional people this proposed rule change would bring in.
- We would have to re-negotiate our contract with Aquatech to provide staffing for the additional people, costing the HOA money.
- To allow non-member friends, co-workers and who knows who else to have unrestricted, unlimited, unaccompanied and free access to our pool all summer would be not only unfair but an insult to our friends and neighbors here in Curtis Pond who have struggled and sacrificed to get their dues paid so that they can have access to the pool this summer.
- It would be impossible to explain to the person who lives here in Curtis Pond but owes \$100 in dues to the HOA that their family cannot use the pool but that a family who lives in Kistler Mill or the Woodlands who is in possession of one of these guest passes can swim all summer long for free.
- We spoke with Kuester Management and they highly recommended against adopting this proposed rule change. They had strong feelings about our inability to manage and monitor the non-members in our pool and also had questions about liability issues. They are unaware of any community that has successfully implemented a plan such as this.

Last year when we sold five pool passes Erie Insurance told us that that small number wouldn't affect our rates but that if we allowed a higher number of non-members in to our pool our rates would increase.

Kuester Management Company  
108 Stone Village Drive Fort Mill, SC 29708  
Phone (803) 802-0004 - Fax (803) 802-0005