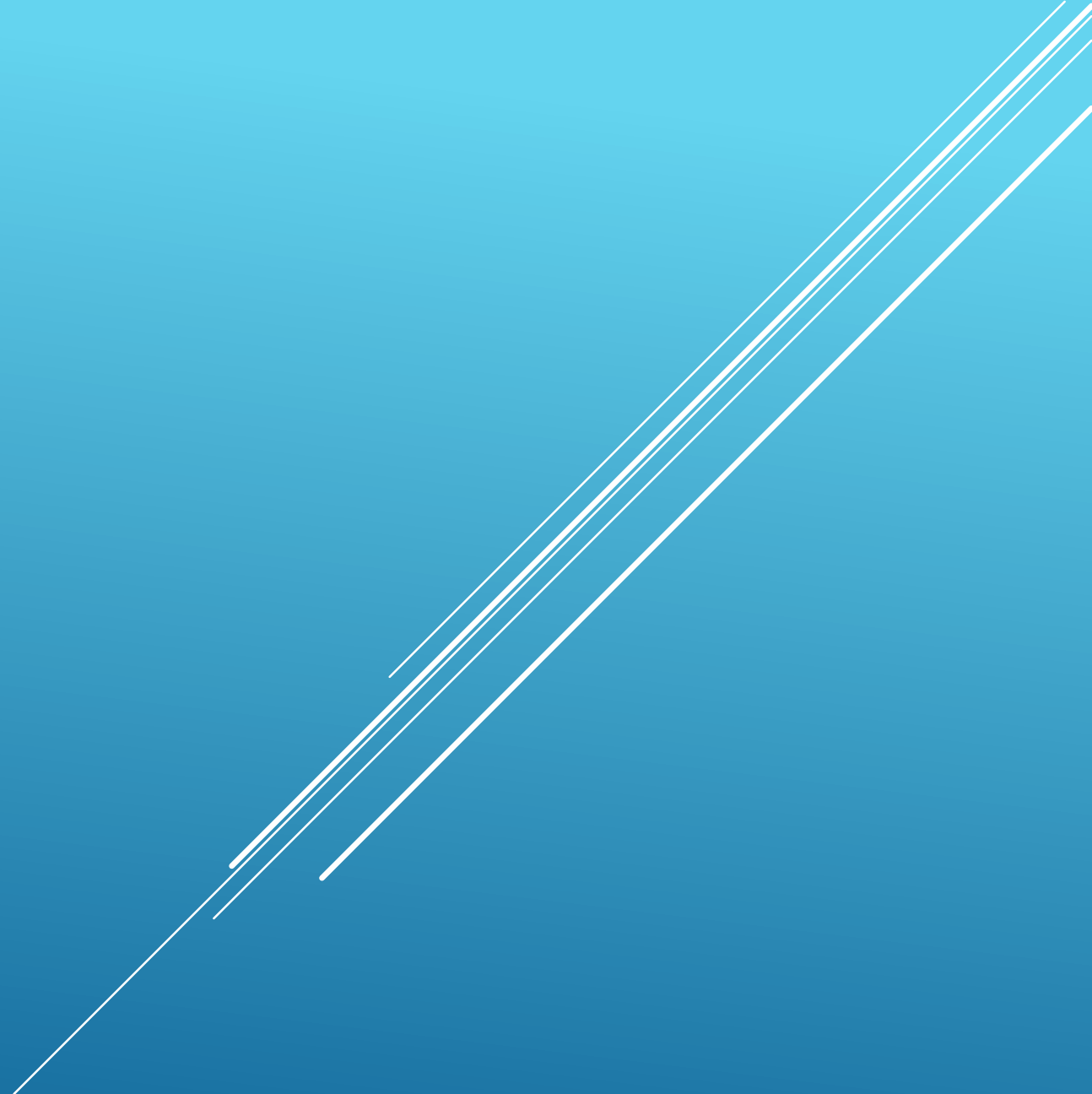


# CURTIS POND SPECIAL MEETING

May 13<sup>th</sup> 2019



**CC&R'S:** - CHANGES AND MODIFICATION

**LAND ON BLUFFTON:** - MAY BELONG TO US

**POOL AREA:** - WHAT'S NEXT

**AROUND THE POND:** - WHAT YOU MAY BE SEEING

# CC&R'S: - CHANGES AND MODIFICATION

## \* CHANGE TO FENCE

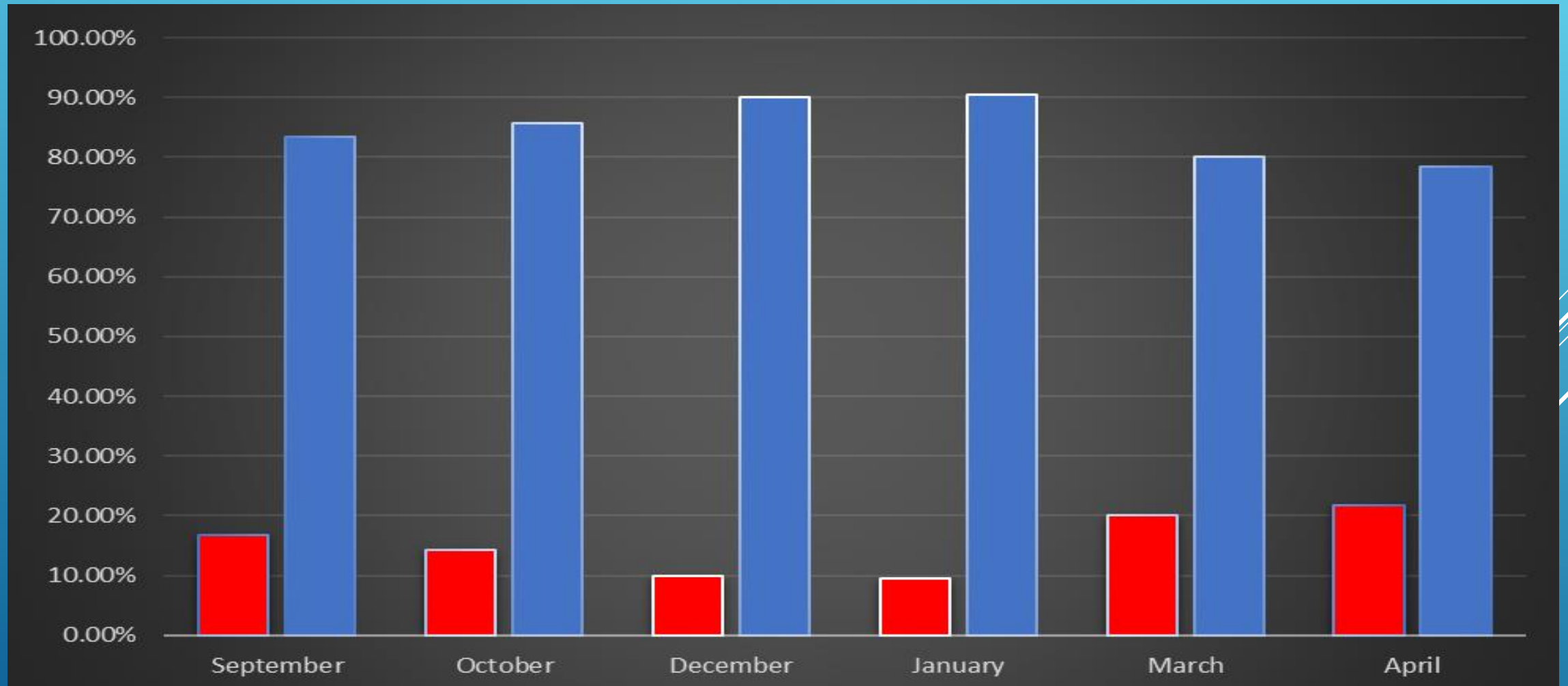
- CURRENTLY ONLY WOOD FENCES ALLOWED
- SPLIT RAIL IS NOW A STYLE NOT JUST MATERIAL

## \* REGULATING NUMBER OF RENTAL HOMES

- DISPEL MYTH THAT RENTALS DROP PRICES
- VIOLATIONS ARE DONE MORE BY RENTERS – NOT ACCURATE

## \* ANY OTHER THOUGHTS?

# Violations – Home Owners (blue) / Renters (red)



# LAND ON BLUFFTON - MAY BELONG TO US

## \* MISTAKES MADE

- DOCUMENTS NOT SIGNED
- DOCUMENTS SIGNED AFTER LEGAL DATE
- REFERENCE TO ARTICLES THAT DON'T EXIST

## \* COST TO REVIEW

- SURVEY TO BE COMPLETED
- LEGAL FEES TO FILE

## \* OPTIONS

- SEEK TO RETAIN LAND
- SIGN LAND OVER TO 234 – MAKE IT LEGAL
- DO NOTHING

# CLUB HOUSE:

## \* EXPANSION –

- THIS WOULD MAKE MODIFICATIONS TO EXISTING (70 K)
- ACQUIRE 15 YEAR EQUITY LOAN TO OFFSET

## \* NEW

- REMOVE EXISTING STRUCTURE AND REPLACE NEW (175K +)

## \* BUILD IN PLACE OF BASKETBALL COURT

- BUILDING OR OUTDOOR CENTER FOR USE OF EVERYONE

# AROUND THE POND: - WHAT YOU MAY BE SEEING

## \* POLICE AT POOL

- POLICE WILL BE WALKING THE POOL AREA DURING THE COURSE OF THE DAY AND PATROLLING THE STREETS

## \* SURVEY BEING TO BE DONE

- THIS WOULD REQUIRE
- [HTTPS://CI.MOORESVILLE.NC.US/DOCUMENTCENTER/VIEW/1289/TOWN-TRAFFIC-CALMING-AND-CONTROL-DEVICE-POLICY?BIDID=](https://ci.mooreville.nc.us/documentcenter/view/1289/TOWN-TRAFFIC-CALMING-AND-CONTROL-DEVICE-POLICY?BIDID=)

## \* SAFETY FEATURES

- CAMERAS FOR HOMES
- CAMERAS FOR FRONT ENTERANCES

***Procedure for Initiating a traffic calming or traffic control study***

In order to initiate an engineering study to determine if traffic calming or additional traffic control devices are warranted on a neighborhood street, the Town must receive a petition from at least 75% of the property owners on the candidate blocks or a letter from the President of a Homeowners Association (HOA). The number of residents on a respective block is irrelevant as 75% is an accepted industry standard to indicate consensus for a potential traffic improvement.



QUESTIONS AND ANSWER

