



CURTIS POND HOA NEWSLETTER

2010 4th Quarterly HOA Newsletter

December 2010

Message from the President

THE CASE FOR A FENCE AND PLAYGROUND

You all received in the mail recently a letter from the HOA requesting your help with two issues. The first was a petition being circulated regarding a change in our CC&R's to allow vinyl fencing. A resident in the neighborhood had come to the Board wondering why vinyl fences were not allowed and what she needed to do to make it possible. Gathering the signatures of 66% of our homeowners (181 out of the 273 homes) was a daunting task but I'm happy to say that she was successful and the petition is now with the Association Attorney and is in the process of being properly filed with the Registrar of Deeds at the County Courthouse.

Secondly, there was a request in the mailing that every homeowner consider the possibility of voting to pass a Special Assessment to make a capital investment in the neighborhood. In this case the investment would be in a new fence around the pool and a new playground. The proposed assessment is for a one-time contribution of \$100 per homeowner for 2011. The money raised by the assessment would total \$27,300 of which approximately half would go towards the new fence and half towards a new neighborhood playground.

In my opinion the existing fence is inadequate and needs to be replaced for a several reasons. Over the years the integrity of the fence has been compromised in several places. Although most (and the worst) of the damage has done by vandals, trespassers and midnight swimmers, some was also done by well-intentioned HOA members who moved a few sections of the fence several years ago in an effort to expand the decking and seating area. For the last few years we have been faced with continually making patchwork repairs to the fence to keep it functional and standing. There are sections of fence that are literally being held together by wire and zip ties and pop rivets. We are now at the point where these band-aid repairs are failing and we will soon have no choice but to assume the considerable expense of replacing several sections of the fence. When I think of the money already spent maintaining the fence, and the money we are now faced with spending to do the needed repairs and replacement, I cringe. When I think of the thousands of dollars of damage done to our pool, our pool-house and our pool furniture over the years by vandals and trespassers who have had easy access over the existing 4' tall fence, I become very frustrated and very angry. We have also just recently been informed that County Health Inspectors will not be issuing any permits for pools in 2011 with fences that are not 100% compliant with State fence regulations. In a preliminary survey done for us by Aquatech, our pool management company, we are faced with at least \$600 in additional repairs to bring our fence into compliance. The only conclusion that I come to that solves all of these problems once and for all is a new fence. One that is completely compliant with State code and one that is 6' tall with spikes on the top to do what a pool fence is intended to do which is to keep unwanted people out. I am happy to make this investment and hope you will all agree with me.

A new playground is something that many people in the neighborhood (including me) have been wanting for a long time. It was in 2006 that we lost our old playground and were left with an ugly hole in the ground that those of us who were here remember all too well. It has been a stated goal of mine since joining the Board in 2007 that someday we would get our playground back. A Playground Reserve account was opened in the spring of 2008 and we have been slowly contributing to it and the balance is currently \$3,548.22. It's a lot of money and a good start towards a new playground but not enough and I really don't want to wait another five to ten years to save enough money for a playground. We have lived without for long enough- a whole generation of young kids is growing up without a neighborhood playground, a playground that was here and part of the amenities package that made Curtis Pond so attractive when many of us bought our homes here. We've been patient, we've been good and we deserve it.

For those of you who are thinking that this isn't the right time to do something like this due to the recession and for economic reasons, I understand your point of view and respect your opinions. I would however disagree. To me, now is exactly the time to spend a little bit of money and make an investment in the neighborhood. This is how we add value to our homes and to our neighborhood. This is how we make homes that may be currently for sale or sitting empty more attractive to potential buyers. This is how we separate Curtis Pond from all the other neighborhoods in Mooresville with homes in our price range. If we do nothing- we get nothing, we're just like everybody else, hunkered down waiting for the government or the banks or who knows who to solve our problems and help restore home values to where they were. Investing in and protecting our common interests is at the heart of HOA community living. I say that by investing we are being proactive -not only towards restoring some of the value that's been lost but also towards increasing our pride in the neighborhood we have all chosen to live in and call home.

The vote for this Special Assessment will be held at our Annual Meeting at the Mack Center on Tuesday February 8th. It will require the support of 66% of the homeowners who will either have to be at the meeting or have sent in the proxy form that was in the mailing. You will be receiving notification of this meeting during the first week of January.

If you have any questions or want to get involved, please contact the Board or email me directly goodandrewm@gmail.com .

Please join me in supporting the neighborhood.

Andy



Hope everyone in the HOA has a very happy and joyous Holiday season!!

Keep up the good work!

The number of violation letters sent last Quarter declined. The Association would like to thank property owners for their help in making Curtis Pond a great place to live.



Maintaining your Home

As we all know many of our homes are nearing 10 years old. As things age they do require periodic attention and maintenance. Some of these things we take for granted as we see it every day and it may not be immediately apparent to us that attention is needed.



Many of us in the neighborhood have wooded mailbox posts and steel mailboxes. Over time with weathering and exposure to the elements mailboxes begin to rust and posts begin to become weathered and in some cases start to rot. Take a minute today to take a look at yours and try to put it in the perspective of someone who doesn't see it every day. Could the paint use a freshening or is the mailbox flag broken? Most of our local home improvement stores have just what you need for these repairs and in many cases most repairs could be had for less than \$30. A fresh coat of paint, new house numbers or both can give a brand new look!

Also, the northern sides of our houses, due to lack of sun tend to begin to grow mold and fungus. Something as simple as a quick scrub with a brush and rinsing with the hose may be all that's needed. From time to time power washing may be necessary. If you are not sure where to turn the BOD has several local businesses that have offered their services to any homeowner in need and most offer free estimates!



This is just an early friendly reminder that starting in March the neighborhood drive-thrus done by Kuester Management will begin to include these items in the neighborhood checklist. Your attention to these matters are greatly appreciated!



Holiday Recipe Corner

Chocolate Raspberry Crumb Bars

Makes 3 dozen bars

Ingredients

- 1 cup (2 sticks) Butter, softened
- 2 cups all-purpose flour
- 1/2 cup packed light brown sugar
- 1/4 teaspoon salt
- 2 cups (12-oz pkg) Semi-Sweet Chocolate Morsels, divided
- 1 1/4 cups (14-oz can) Sweetened Condensed Milk
- 1/2 cup chopped nuts (optional)
- 1/3 cup seedless raspberry jam



Instructions

PREHEAT oven to 350 degrees F. Beat butter in large mixer bowl until creamy. Beat in flour, sugar, and salt until well mixed. With floured fingers, press 1 3/4 cups crumb mixture onto bottom of greased 13 x 9-inch baking pan; reserve remaining mixture. Bake for 10 to 12 minutes or until edges are golden brown.

COMBINE 1 cup morsels and sweetened condensed milk in small, heavy-duty saucepan. Melt over low heat, stirring until smooth. Spread over hot crust.

STIR nuts into reserved crumb mixture; sprinkle over chocolate filling. Drop teaspoonfuls of raspberry jam over crumb mixture. Sprinkle with remaining morsels. Continue baking for 25 to 30 minutes or until center is set. Cool completely on wire rack.

Holiday Punch

- 1 quart (32 ounces) cranberry juice
- 1 to 2 tsp almond extract
- 1 (46 oz.) can unsweetened pineapple juice
- 32 ounces ginger ale, chilled
- 1/2 c. sugar
- 2 cups orange juice



PREPARATION:

Combine first 5 ingredients; chill. To serve, add ginger ale, stirring well. Makes about 16 1-cup servings.

Hot Artichoke Dip

- | | |
|---|---------------------|
| 1 cup mayonnaise | 1/2 cup sour cream |
| 1/2 cup grated parmesan cheese | 1 tbs lemon juice |
| 1 cup artichoke hearts, chopped | 1 teaspoon salt |
| 2 tsp fresh garlic, minced | 1/2 teaspoon pepper |
| 1 tablespoon chopped pimiento, if desired | |

In a small bowl, combine the mayonnaise, sour cream, parmesan cheese and lemon juice. Stir in the artichoke hearts, garlic, pimiento, salt and pepper. Transfer to a heat-proof dish. Top with 2 tablespoons parmesan cheese, if desired, and bake in a 350° oven until hot, about 15 to 20 minutes. Serve with crusty sourdough French bread or crackers. Makes 3 cups.



Christmas word search

Words can go horizontally, vertically and diagonally in all eight directions.

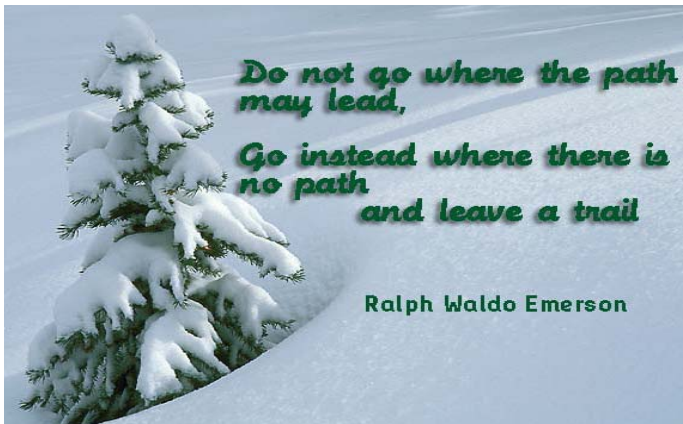
Words overlap and share 1 or more letters.

When you are done, the unused letters in the grid will spell out a hidden message.

Pick them out from left to right, top line to bottom line.

s g o c o d t j e i s d e e r t r e h s a d i
 t n r a g s a l i l n g d k a s a n t a m e r
 h a e r r i v y e n g y s c a h r i j o y s t
 g d c o m e a i e n g i s t c c o y o u y q j
 i v n l s y g n o k n l c h f o r v v p e d x
 l e a s l h y g x g a d e o t r m a f k k r m
 y n d l e s n i t d x l e b l a n e t v r n w
 e t o p d y f n r r r m f c e d e z t s u a b
 n h c s d k k e e g s u q w e l r r t r t m y
 m j u n l k d n n a k t d z o m l e w e n w r
 i b p o r n n i m m h q x o r n b s c i f o r
 h l i w o o k t s y o t j v l h s e n n x n e
 c i d s d c s v i x e n m y m p c s r d a s m
 v t e r o i n o r t h p o l e a h t x e y r e
 g z y t r m k g n i d d u p e z l f g e k n p
 q e s h n f s e l b u a b p l k p i n r i f t
 r n c p m i s t l e t o e q k w q g p p w n v

advent dancer joy
 baubles dasher lights
 blitzen december merry
 cake donner mistletoe
 carols eggnog north pole
 chimney elves peace
 christmas gifts pine
 cold holly prancer
 comet ivy pudding
 cupid jingle bells red nose
 reindeer tinsel
 rudolph toys
 santa tree
 sing turkey
 sleigh vixen
 snow wreath
 snowflake
 snowman
 star
 stocking



WELCOME TO THE NEIGHBORHOOD

We would like to take this opportunity to welcome all new residents and families to Curtis Pond. We hope you enjoy our community as much as we do! Please join us at our upcoming events.

Kuester Management Company

108 Stone Village Drive

Fort Mill, SC 29708

Phone (803) 802-0004 Fax (803) 802-0005

“The ultimate measure of a man is not where he stands in moments of comfort, but where he stands at times of conflict and controversy” - Martin Luther King Jr.

Curtis Pond 2010 Holiday Happenings!

Letters to Santa!!

Kids start writing your letters to Santa!!

Drop your letter off in Santa's special mailbox by Sunday Dec. 19th!



Santa's mailbox is located in front of the Curtis Pond Pool on Elrosa Rd!

No stamps needed...just make sure Santa has your child's name and address. Keep a watch out for Santa's reply.

Santa's Coming to Curtis Pond Saturday Dec. 18th 1:00pm

Santa will be walking the streets of Curtis Pond to see all the good boys & girls. Just listen for the sounds of Christmas coming down the main streets in Curtis Pond!!

As always we are looking for individuals that want to actively participate in promoting a friendly, family neighborhood environment!

So if you are interested in volunteering and helping with special events in the neighborhood please contact the board. We are looking for individuals with new and exciting ideas.

Volunteers **do not have to commit** to being on a committee, you can volunteer to chair or help with a specific event or just help in the planning stages, we welcome ALL ideas!

Please contact the board for more information at ...board@curtispondhomeowners.com

Volunteers are the only human beings on the face of the earth who reflect this nation's compassion, unselfish caring, patience, and just plain love for one another.

- Erma Brombeck

I NEED YOUR HELP!

Do you have a secret talent as a writer?

Why not contribute to the HOA newsletter? If you have a recipe, article or idea to share, please contact the Newsletter Editor directly atkimpjalysa@yahoo.com



Congratulations to the Mooresville High School Pride in Motion Marching Band for a great 2010 Season. The band performed "Exotic Expressions" with Original music by Lewis Norfleet.



On Monday, November 1, the Mooresville Middle 8th grade football team won against West Rowan Middle School 24-16, thus making them conference champions. This is the first time in 7 years that this accomplishment has been achieved by our football team. Our 8th grade football team ended their season completely undefeated. This is also the first year in this more challenging athletic conference. Congratulations to our students, new Head Football Coach Chip Pickard, and his entire coaching staff.