

Curtis Pond Connection

VOLUME 2, ISSUE 12

DECEMBER 2005

Happy Holidays



"Communication is the key" Updates from the Board

Annual Meeting- The meeting will be held Monday February 13th. At this meeting we will go over the annual budget, vote for three of the board positions and go over other issues. There will be a general call for all committee's for new members. At this time there are no plans for babysitting services. More information soon.

Board Meetings- Board meetings are typically held the first Tuesday of the month. To be placed on the agenda to discuss your issues please contact Faith Management no less than a week in advance to be placed on the agenda.

Amendments of the CCR's- The ballots have been mailed and you should have received them. Please remember to have your vote counted you need to have your ballot turned in by December 22nd.

2006 Dues- By now you should have received your invoices for your 2006 dues. They are due beginning in January. If you have not received your invoice you can contact Faith Mgmt. Late fees will be assessed as usual. To avoid late fees have your payments into Faith Mgmt by the 20th of each month. You can also download your invoice from the downloads section on the website.

INSIDE THIS ISSUE

Board Updates	1
Social Committee	1
ARC News	2
Committee News	2
Amendment recap	3
Safety tips	3
Who to Contact	4

Now that school has begun, it is more important than EVER to go the speed limit. If you see someone exceeding a safe speed, please report them to the local police.

Thanks for your cooperation!

Keep Kids
Alive
Go 25!



Mark your calendars, Santa is on his way!

Dust off your cameras and
get the kids in their Holiday Finery!

Saturday December 17th

From 9-12

Pool House Cabana



Don't miss this great opportunity for the young and young at heart to tell Santa all of their wishes for the Holiday Season. Bring your cameras and share in the fun!

Reindeer food and candy cane treats.

Rain date: Sunday the 18th



2006 HOA
dues are due
by January 20th. You
can download an in-
voice from the website
or call Faith Mgmt for
more information.

ARC Committee

We would like to reiterate that all trash cans must be out-of-view from the front of the house. The ARC Committee would like to thank everyone for continuing to fill out the forms for exterior home modifications. If you need to contact us our email is arc@curtispondinc.com We would also like to wish everyone a Happy Thanksgiving. Remember:

When in Doubt, Fill One Out!



Activities

A brand new Senior's Committee will be coming soon. If you are interested in this committee please email Denise Clark at memberatlarge@adelphia.net

The playground is now open and ready for use. The baby swings are only to be used by children 35 lbs or LESS. If you see unsupervised children using these swings and are obviously NOT 35 lbs please report this to Faith Mgmt. We have already replaced these swings due to misuse by unsupervised children. There is concern that children are playing in the streets, both supervised and unsupervised. Please make every effort to play in yards, on the sidewalks or in the green spaces. Thank you for your cooperation.



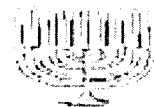
We now have a Curtis Pond Photographer who takes photos to put on our web-

site. We are currently looking for homeowners that have their homes decorated for the winter holidays who would like to be featured on the Curtis Pond website. Please email Emily McLain if you are interested.

emilymclain@alltel.net

Committee Meeting Information

No meetings scheduled at this time.



Please consider getting involved in one of our committees. This is a huge contribution to your community. You can make a difference to Curtis Pond. Anything you can do to contribute will be greatly appreciated. If you would like more information about committees or would like to find one to join please contact

memberatlarge@curtispondinc.com

AMENDMENTS OVERVIEW

1. Article VI Section I: Number and Terms of Office; This corrects the ByLaws to our current system started by Herman Mgmt in 2003
2. Article V Section 7: Collection at closing of One time capital contribution fee; This would only affect New Homeowners either by purchasing a new home OR buying a re-sale.
3. Article VI Section I; Typo in original documents: This would correct typo and allow 45 days to complete ARC process
4. Article VII Section 8: Signs and Ornaments, This would allow election signs during the election season.
5. Article VII Section 16: Parking of boats, trailers, RV's, campers, This would allow a 72 hr time frame to maintain a boat
6. Article VII Section 19: Fences, This would allow Vinyl as a material for fencing
7. The article numbers of the Declaration filed in book 1172 at page 1162 should be amended to correct a typographical error.
8. Article XII Section 4: Terms and Amendments; Corrects a typo in the article number
9. Article VII Section 4: Animals and livestock; This would allow the person to purchase the "flood plain" property and to have horses should the transaction go through. (2per Acre)

Safety Tips for Holiday decorating

Christmas Trees

A real tree can add to the spirit of Christmas by filling your home with beauty and the scent of pine. But a real tree can also pose a fire hazard. Each year, more than 400 residential fires involve Christmas trees and tragically nearly 40 deaths and 100 injuries result from those fires.

Try to select a fresh tree by looking for one that is green. The needles of pines and spruces should bend and not break and should be hard to pull off the branches. On fir species, a needle pulled from a fresh tree will snap when bent, much like a fresh carrot. Also, look for a trunk sticky with sap.

Cut off about two inches of the trunk and put the tree in a sturdy, water-holding stand. Keep the stand filled with water so the tree does not dry out quickly.

Stand your tree away from fireplaces, radiators and other heat sources. Make sure the tree does not block foot traffic or doorways.

If you use an artificial tree, choose one that tested and labeled as fire resistant. Artificial trees with built-in electrical systems should have the Underwriters Laboratory (UL) label.

Tree lights

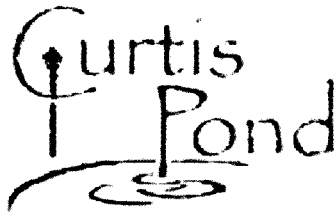
Only use indoor lights indoors (and outdoor lights only outdoors). Look for the UL label. Check lights for broken or cracked sockets, frayed or bare wires, or loose connections. Replace or repair any damaged light sets.

Also, use no more than three light sets on any one extension cord. Extension cords should be placed against the wall to avoid tripping hazards, but do not run cords under rugs.

Turn off all lights on trees and decorations when you go to bed or leave the house.

Have a Safe and Happy Holiday Season!





Visit www.curtispondinc.com for downloads of the ARC form, newsletters, and minutes from the Board meetings

**The Curtis Pond Connection
is being sponsored by:**

**ABSOLUTE
CLEAN
CARPET
CLEANING**



Whole house cleaning...
one low price!

Check out our specials and schedule your appointment for your carpets to be cleaned at www.absoluteclean.net or call 1-800-331-9516

Thanks to Jim Clark, Lisa & Troy Newell, and Bill Thunberg for sponsoring the newsletter.

If you are interested in sponsoring the newsletter please contact Emily McLain

**Selling or Buying a Home?
Know someone who is?
Call Us Today!**

Troy Newell 704-578-TROY
Lisa Newell 704-578-6130
allentate.com/troynewell




Your Neighborhood Realtors



Real people helping real people

Alexander Zachary

Jewelers

Downtown: 175 N Main Street, Mooresville, NC 28115 704-663-3430
Online: www.alexanderzacharyjewelers.com



Who to Contact

Faith Management

Leo & Gloria Martinez

Email - management@curtispondinc.com

Phone- (704) 799-3791

HOA Board members:

Nate Ryan (President)	president@curtispondinc.com
Troy Newell (Vice President)	vicepresident@curtispondinc.com
Emily McLain (Treasurer)	treasurer@curtispondinc.com
Tony Shalchi (Secretary)	secretary@curtispondinc.com
Denise Clark (Member at Large)	memberatlarge@curtispondinc.com

For committee chairperson information please refer to our new website www.curtispondinc.com