



# Curtis Pond Connection

VOLUME 1, ISSUE 1

FALL 2006

## SPECIAL POINTS OF INTEREST:

- Cedar Management Group began managing CP on Sept. 1. Contact information on the back page.
- Craft Show & Bazaar registration going on now.
- 2006 Pool Season comes to a close, what to look for next year.
- What you can do now for a beautiful lawn in the spring.

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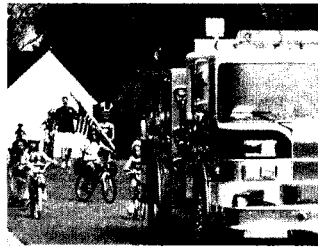
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## Letter from the Prez...

Hello neighbors! What a summer to be a resident of Curtis Pond! I hope you made it out to the pool, joined us at the "Adult Night Party", maybe walked in the July 4<sup>th</sup> Parade, helped your kids participate in the Soap Box Derby, or even had a cup of coffee with us at the Saturday Coffee Hour! There is always something going on in the neighborhood and I encourage you, if you haven't, to come out and join in the fun!

Our neighborhood is growing and changing everyday. As you may know, we have hired a new management company to oversee our neighborhood. Cedar Management excelled in all areas of our interview process and won the contract. At our summer HOA meeting at the pool, several issues with our previous management company were brought to a head and Faith Management

decided to step down rather than step up. This led us to interview over 12 companies and we are thrilled to have Chris and Paul and the entire staff at Cedar working on our behalf!



Other changes are facing the Board today. Earlier in the summer, Ed Cruz, citing health issues and family obligations, reluctantly had to step down from his commitment to the Board. He was replaced by Shawn O'Brien, who accepted the opportunity to serve with gusto! Now, another opportunity has presented itself

to participate. Josh McAllister, our member at large, has recently decided that with increased responsibilities at his job, and his need to return to school, that he too, cannot meet the demands that the Board requires, and he is resigning his seat. This allows the remaining members the opportunity to appoint a new member to take his place and we want to know who is interested! Contact the Board thru the neighborhood website

[www.curtispondinc.com](http://www.curtispondinc.com) to express your desire to join us and plan to attend our next HOA meeting on Oct 2<sup>nd</sup> where we will interview all interested parties.

Thanks to all who volunteered thru the summer and remember, watch your speed, when in doubt fill it out (ARC Forms), and most of all, be a good neighbor!

Thanks and take care!  
Troy

## Keep Kids Alive; Drive 25

The Safety Committee would like to remind everyone that school has begun. There are lots of children and buses in the community before and after school. The speed limit in Curtis Pond is 25 mph. It is also *against the law* to pass a stopped school bus. Please be cautious when driving through the community.

Remember:  
Keep kids alive;  
Drive 25!



## Neighborhood Halloween Party



The Teen Committee is hosting a Halloween Party for the neighborhood. Saturday October 28 from 7pm to 10pm by the pool.

There will be costume contests for all ages and a "Spooky Trail" starting at dusk. Dress in your costumes and bring the family for some fun!!

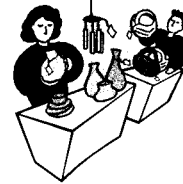
## Social Committee: First Annual Craft Show & Bazaar

The Social Committee would like to introduce the new chairperson, Wendy Petrie. She and her husband moved to CP earlier this year and she is excited to get involved. To contact Wendy or to volunteer your time email [social@curtispondinc.com](mailto:social@curtispondinc.com)

Curtis Pond will have its first ever Craft Show & Bazaar on September 30. We will have all types of vendors, from direct sales businesses to crafts for sale. The Mooresville Fire Department will be here to pass out safety information and answer any questions you may have. Please join us! The

show will be from 10:00am to 4:00pm. If you are interested in participating as a vendor: the show will be open to anyone that owns a business, has a direct sales business or has crafts to sell. If you are interested, go to the Curtis Pond website for detailed information and to obtain an application.

There are spaces still available. The cost to register is \$ 10 for residents of CP and \$ 30 for non-residents.



Questions? Email [social@curtispondinc.com](mailto:social@curtispondinc.com) or go to [www.curtispondinc.com](http://www.curtispondinc.com)

## Community Yard Sale

Do you have things you just don't need anymore taking up your valuable storage space? Here is your solution, CP Community Yard Sale. Ads will be placed in the Mooresville Tribune and signs will be posted on crossroads, all you need to do is set up at your home and you can make some extra cash. Sat. October 21 7am-12pm

*"Future goals for this year are: new Shade Arbor in the corner of the new deck space, more large umbrellas, and possibly more furniture."*

## A note from the Pool Committee

We would like to thank all the pool committee members that served on the 2006 pool season. We could not have made the progress we have without each of you and your dedication and determination.

Some of the most noticeable changes are: new, larger shade umbrellas, new cement tables and chairs, new lounge chairs, and a larger deck space.

Future goals for this year are: new Shade Arbor in the corner of the new deck space, more large umbrellas, and possibly more furniture.

Another really great idea this pool committee is working on is a competitive "Swim Team". Adele Carroll has agreed to help coach this team and get them into shape for challenging other neighboring subdivisions. Keep an eye out for more information within the coming months or call Adele Carroll 704-451-2347 to get involved.

Again, the pool committee would also like to thank all of the residents of Curtis Pond for being understanding and patient as we work out issues regarding the swim season. Hopefully, we have gained the knowledge

and learned from our mistakes.

Have a great fall and winter season and we will see you all again the spring!

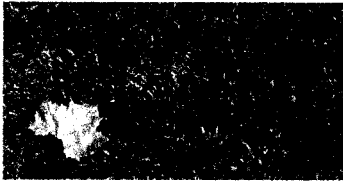
The 2006 Curtis Pond Pool Committee  
Brian Thomas, Chair;  
Adele Carrol, Jennifer Jeffords, Mike Norman, Amanda Ferguson, Cheryl Remeta and a big thank you to Denise Clark for taking on another year of swim team.

Here's to another GREAT YEAR!



# Tips from the Landscape Committee

## FALL LAWN CARE



- Fall is the best time to apply grass seed to repair damaged areas or thicken existing lawn.
- Continue watering and mowing as needed.
- Apply a premium winterizing fertilizer.

**Re-seed.** Is your yard a little thin on top? Fall is the best time of year for reseed your lawn to fill in those bare patches and make it full and

lush by the following spring. You can do this in one of two ways: overseed, or spread grass seed over the lawn grass you already have; or start from scratch, tilling your lawn and spreading new seed.

**Aerate.** Try core aerating your lawn before you re-seed it. This process loosens your lawn's soil so air, water and nutrients can better reach the grass roots. Lawn grasses root better in aerated soil. And increased oxygen levels help the grass grow.

**Fertilize.** To help promote root growth, you should fertilize your lawn in early November. Manure and other organic matter needs time to break down. If you fertilize your lawn in the fall, you give the fertilizers plenty of time to

settle into the soil before the next spring when your grass will need access to plenty of nutrients. Apply approximately one pound of nitrogen-rich fertilizer, such as urea, to every 1,000 square foot of your lawn. Too much fertilizer can 'burn' your lawn or even kill the grass.

**Mow.** Don't forget to put 'cutting the grass' on your fall lawn care itinerary. Well-fertilized grass keeps growing.. .and growing.. .and growing. So you have to keep mowing.. .and mowing... Some cool-season grasses, such as bluegrass, will keep growing into November. Mow as often as you think it is necessary but don't remove more than one-third of the leaf blade in any one cutting.

*"Fall is the best time of year for reseed your lawn to fill in those bare patches and make it full and lush by the following spring"*

## Calendar of Events

Date	event	location	time
Sat. Sept 30	Craft Show and Bazaar	By the pool	10am-4pm
mon. Oct 2	HOA Board Meeting	Model home On Glenn Allen	6:00pm
Sat. OCT 21	Coffee Hour	By the pool	9:00am
Sat. Oct 21	Community yard sale	Community wide	7AM-12PM
Sat. Oct 28	Halloween party	By the Pool	7PM-10Pm

HOA Board Meetings are generally held on the first Tuesday of each month. If you would like to be placed on the agenda contact a board member. There is an Open Session at each meeting where homeowners may come and observe. If you have any questions please contact any board member.

*Reminder!*

## ARC Committee

We would like to welcome Mr. Bob Kaich as the chair of the ARC Committee. Bob has an extensive construction background that will be an asset to all the homeowners in their endeavors to make improvements to their homes. We would like everyone to know that he, or a member of the ARC Committee, will contact you to discuss your request and to answer any questions you might have. Please remember that all projects, including landscaping, must have the appropriate forms submitted and approved by the HOA Board before you start your project. Thank you, ARC Committee



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Curtis Pond HOA  
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Charlotte, NC 28221

Mailing Address Line 1  
Mailing Address Line 2  
Mailing Address Line 3  
Mailing Address Line 4  
Mailing Address Line 5

## Contact Us:

Visit us on the web for  
more information,  
downloads, forms and more...



### Cedar Management Group

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### HOA Board

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Troy Newell ~ [President@curtispondinc.com](mailto:President@curtispondinc.com)  
Emily McLain ~ [VicePresident@curtispondinc.com](mailto:VicePresident@curtispondinc.com)  
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### Committees

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