

Curtis Pond Connection

VOLUME 3, ISSUE 1

FEBRUARY 2006

*Happy Valentine's
Day*

We will be publishing QUARTERLY newsletters and mailing them to each house beginning in April

"Communication is the key" Updates from the Board

Annual Meeting- The meeting will be held Monday February 13th at the Charles Mack Citizens Center from 7-9pm. At this meeting we will go over the annual budget, vote for three of the board positions and go over other issues. We will be following the Roberts Rule of Order for the annual meeting. There will be an attendance sheet and at that time you will be asked if you would like 3 minutes to speak. If you don't sign up at that time, your name won't be called to speak.

There will be a general call for all committee's for new members. At this time there are no plans for babysitting services.

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.

Notice of Annual Meeting and Proxy ballots- The ballots have been mailed and you should have received them. In order to be able to vote for the new board members you have to have your dues up to date. If you are allowing someone to vote for you the proxy ballot has to be filled out and signed by you in order for that vote to count.

2006 Dues- By now you should have received your invoices for your 2006 dues. They are due by the 20th of each month. If you have not received your invoice you can contact Faith Mgmt. Late fees will be assessed as usual.

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The speed limit for the subdivision is 25 mph. Please keep this in mind as you travel the streets of Curtis Pond.

Thank you!

**Keep Kids
Alive
Go 25!**

Gracias

Ευχαριστώ

THANK YOU

Dank

Merci

Nate has decided not run again for a board position. We will certainly miss him and his guidance during this past year. We want to thank him for his dedication and commitment for a better community. Nate will enjoy being a resident and spending more time with his growing family.

Denise Clark has also decided not to run again for a board position. We also thank her for her hard work in gaining the information to move our larger projects forward. She has also been a dedicated board member working towards a better community. She will be working on her business and enjoy spending time with her family as well.

Thank you to both of you for all your hard work, dedication and commitment for a unified, harmonious community in which we can live and raise our families. Without people like you, this would only be a subdivision, not a home in which you have helped to make it.



2006 HOA dues are due by the 20th of each month.. You can download an invoice from the website or call Faith Mgmt for more information.

Interested in running for the Curtis Pond HOA Board? Please look over the following Board Qualifications and criteria. If you think you qualify, we would love to have you!

**We
need
you!**



WHAT IT TAKES TO SERVE ON THE BOARD:

A conscientious desire to serve the community

- ✓ **The ability to make thoughtful decisions that effect the community**
- ✓ **Understanding that leadership is being able to make tough calls**
- ✓ **Have an ability to be strategy-driven**
- ✓ **Relevant experience**

A FUNCTIONING BOARD:

Meets regularly to carry out its duties and responsibilities as prescribed by the governing documents.

- ✓ **Provides for due process (the opportunity to be heard) for owners in association - related matters. This is done through correspondence, meetings.**
- ✓ **Discloses to the owner's information that is required by law & the governing documents.**
- ✓ **Has a system is in place for owner's requests for association maintenance and for other association-related matters (multi-family building maintenance, common area repairs/maintenance, etc.).**
- ✓ **Has a system is in place for property inspections and monitoring to ensure proper maintenance and appearance, both current and preventative.**
- ✓ **Communicates with the owners periodically (newsletters, flyers, etc.) to provide information concerning the association and to get feed back from the owners.**
- ✓ **Has a mechanism and procedure for assuring residents obligations to adhere to the governing documents, and a confidential forum for the resolution of disputes.**
- ✓ **Maintains appropriate insurance - such as commercial general liability, property damage, and directors and officer's liability is maintained by the association as required by the governing documents.**
- ✓ **Has a system is in place to administer property damage and personal injury claims.**
- ✓ **Maintains the Association's financial stability.**

SETTING GOALS: Goals are a means of focusing on the community. Some goals are designed to correct problems; others aim to sustain positive growth. A well-formed goal not only points out what needs to be done, but also helps measure success. To assess Association needs ask these questions:

Are the members happy?

- ✓ Is the association financially sound?
- ✓ Are the members informed?
- ✓ Are there any adverse trends?
- ✓ How do property values compare with previous prices or with those in neighboring communities
- ✓ What is physical condition of the common areas?
- ✓ Is the crime rate rising?
- ✓ Is the rules sound; do members adhere to them?
- ✓ Are there plans for the future?
- ✓ Are there adequate reserve funds for upkeep, renovations and potentially disastrous events such as a fire or weather hazard?

THE ENDS (A Governance Policy Model): The Board, on behalf of the owners, must see to it that the Association achieves the desirable while avoiding the unacceptable. This model of governance allows boards to delegate the day-to-day operations to management so they can focus on the bigger picture - long-term needs to the association.

THE ENDS Policy: What results, for which people, at what cost? .

Research; feedback, draft statement, adoption. Repeats with each issue.

Through "The Ends" Policy Governance the Board seeks out members in a more proactive way to be involved in decision-making relating to ownership issues.

The Board has a moral obligation to the membership and should be a downward extension of ownership instead of an upward extension of management. This result is better linkage with the membership so the Board is able to do its job as owner-advocate/representative. In essence the Board sets policy, and management carries it out.

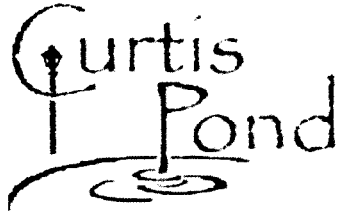
The Association should adopt rules of governance, including a vision statement, the association's mission and all policies.



Please consider joining a committee. We need all residents to be involved to make this a better community and a desirable community in which to live. Imagine if we all did just a little how much would be obtained!

Thank you to all the committee members who have dedicated their time and talents this past year. We appreciate all your hard work and hope to see you again this next year!

Pool keys will be issued in April. We will make sure that each homeowner receives their pool keys prior to the pool opening. Also keep in mind that if you haven't paid your dues or have fines from violations unpaid, your key will not work until those fees are paid in full. If you are interested in purchasing additional keys, you may do so for a minimal fee.



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:

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

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

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Who to Contact



Nate Ryan: President

Troy Newell: Vice President

Tony Shalchi: Secretary

Emily McLain: Treasurer

Denise Clark: Member at large

These positions will be changing after the annual meeting. The new board members will be announced at the meeting and the information will be on the website within 48 hours after the election.

The positions the board members hold will not be known until after their first board meeting.

Faith Management

Leo & Gloria Martinez

Email- management@curtispondinc.com

Phone- (704) 799-3791

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