



Curtis Pond HOA Newsletter

APRIL 2011

Message from the CPOA Board of Directors

Hello Members,

We've had a lot of drama since our February Election of Officers and Annual Meeting. Six board members have resigned and six have been appointed in their places. Currently, our board is made up of the following Members of our HOA:

Pete Russo—President

Pete Dunfee—Vice President

Nathaniel Rogers—Treasurer

Diane Spero—Secretary

Jay Reid—Member At Large

Pete Russo is the only member of our current board who threw his hat into the ring at our Annual, and he came in fourth in the voting. None of the members of our current board of directors were elected by the Membership, but, they have all volunteered to give up their time and do their best to help the HOA.

The board held it's first open meeting on April 12th, and we'll be seeing more of these in the months to come. The days of the quarterly meeting are over. No more secret bids, no more board member contracts, no more 'friends' of friends doing our work.

From now on Curtis Pond will be a Member organization again, and we'll be doing everything we can to raise funds and fund our Committees so that we can get a spirit of community back into this place.

This board is dedicated to following the documents and enforcing the rules, with a sense of what is right and with a sense of community and compassion. We don't have to be angry or vengeful or spiteful to run an HOA or to live in Curtis Pond. We all need to work together to help each other understand that we face challenging and promising times. If we succeed together we can make this the finest community in Mooresville, with fund raising efforts and community events that we can all look forward to and be proud of.

All it takes is a few reasonable people leading by example. Our Members and the board.

The CPOA board of directors WANTS TO HEAR FROM YOU. Please contact the board at:

board@curtispondhomeowners.com

Recalling the Board of Directors-Member Page

Now for the rest of the story. Your new board of directors is barely getting warmed up and there are those who are prepared to walk door to door in order to recall the board because of your new board President, Pete Russo.

Pete Russo was appointed President by those elected in 2010 and 2011, before they all resigned. Pete Russo has done one thing that some of our Members have issue with: when four board members resigned, Pete Russo decided to appoint replacements from among our Members, rather than hold a Special Meeting to elect officers.

This is perfectly in keeping with both our documents and past practices of every past board. Pete Russo has done nothing wrong, and recalling him, or four other Members who have volunteered to lead our HOA and do the hard work that most of us would rather leave to others is a waste of our dues and a waste of our time. It is drama, pure and simple, and the motivation of those involved, while it may be pure, should be questioned, and you should question them, at your door, when they ask for either your signature or your proxy.

Past boards have appointed Brad Clyne, Wendy Petrie, Andy Good, David Coble, Pete Russo, Josh McAlister and many others whenever a board member resigned, for whatever reason.

If we recall this board, who will we elect to replace them? This board hasn't given a contract to a board member. We've seen that done, by the same people who sat at the April 12th meeting at the Mack Center and complained because Pete Russo appointed four Members who have never sat on our board in the past. We have a new board. One with ethics. One we can trust. We should give them a chance.

We just had an election in February. One board member resigned the next day. Ask the person with the petition why they don't like Pete Russo. And then remember that Andy Good, our former President, suggested that Pete be appointed because he was fourth in the votes at our last Annual Meeting. If you support Andy Good, support Pete Russo, Andy's choice for the 2011 BOD.

Brad Clyne—HOA Member

Cutting the Budget

For several years our board has resisted raising dues, but, our bills have been going up just like your bills at home and a new board has new perspectives and experiences. This board knows that we have to face reality and either increase dues or find ways to decrease costs.

We eliminated the no bid landscaping contract that the former board awarded to a board member because we don't believe that it sent the right message to our Members and there were obvious issues with employing a Member who was not a professional landscaper to perform such a large job. We'll get a professional job now and our costs will remain near to what they were. Please let us know if you notice the improvements to our entrances and common areas.

At the meeting held at the Mack Center on April 12th, the board was asked why we have lifeguards at the pool. The board will confer with our HOA attorney and with our insurance carrier in order to determine whether cutting lifeguards will save us money and we will then ask for a committee of Members to circulate a petition to every Member in order to determine how you, our Members, feel about the issue. We have to decide if our insurance will go up, or down, find out how much real savings we will enjoy with a decrease to our pool contract, and then find out how many of you feel that the risk is worth any potential reward. This is a serious issue, one that can not be ignored, but, it is a decision that every Member should be a part of.

Please remember that the board is doing the research and that we intend to include each of you in the decision, either to maintain the status quo or reduce or eliminate the lifeguards at the pool, before it is made. None of us are children, but, every child in our HOA is dear to all of us.

Communications—Meetings—News

The Curtis Pond Community Yard Sale is scheduled for Saturday, May 7th and our rain date is Sunday, May 8th. The board will be hosting Coffee with Your Board at 8am at the pool to help get you started.

Our Community

Featured Local Attraction — Jetton Park



Jetton Park, located in convenient Cornelius, has something to offer everyone in the family! Jetton Park consists of 105 acres, and offers a playground, beach, food area, picnic decks a waterfront hall on Lake Norman, tennis courts, 1.3 mile bike trail, 1.5 mile walking/roller blade trail and formal gardens. Jetton Park also offers sites for all events such as wedding receptions, rehearsal dinners, birthday parties, family reunions, baby and bridal showers and business meetings.

Directions:

North - Take I-77 North to exit 28 in Cornelius. Take a left at light onto Catawba Avenue. Take right onto Jetton Road. Park entrance will be on left side. South - Take I-77 South to exit 28. Take a right onto Catawba Avenue. Follow directions above from there.

CP Committee Updates

The Curtis Pond Owners Association is currently looking for residents interested in chairing and serving on the following committees:

Pool Committee, Social Committee, Communications Committee, Landscaping Committee

We are always happy to hear from anyone interested in volunteering to help any of our committees. Please contact Nathaniel Rogers at board@curtispondhomeowners.com if you are interested in helping out.