



# Curtis Pond HOA Newsletter

JULY 2011

## Message from the CPOA Board of Directors

To the Membership:

Hopefully everyone is enjoying the summer to the fullest. It is always nice to drive through Curtis Pond this time of year and see the kids outside playing, families and friends barbequing, people using the recently installed basketball hoop, folks walking their dogs or going for a jog, as well as neighbors enjoying the pool. Here is an update on the pool to keep you all apprised of the latest. The board is trying to look at every angle and find a solution that the neighborhood can support.

**Situation: After 11-years of use:**

1. The Curtis Pond pool requires resurfacing.
2. Additionally, the furniture at the pool has fallen into disrepair after years of use including the chairs, tables and umbrellas.
3. The walls in the pool pump room are in need of being replaced due to high humidity and chemicals. Bathrooms and kitchen require minor repairs and painting and a roll-up door installation has been requested in the kitchen to allow for fund raising by the Pool Committee.
4. There have been calls to replace the 4-foot fencing around the pool with new six-foot fencing due to a change in local code. The 4-foot fence is grandfathered at present, but, the Town could mandate an upgrade the next time a permit is required for modifications to the club house.. A higher fence might be a bit more of a deterrent to trespassers.
5. Members with small children have been requesting a play ground for many years.

**Option 1 – Special Assessment for 2012 to cover at least the resurfacing of the pool, and potentially some or all of the other identified needs.**

**Pros** – Spreads the financial burden of the improvements equally across the homeowners of the Curtis Pond Membership. This enables the fixes to be completed in time to allow the pool to open as planned for the 2012 season.

**Cons** – The financial burden on the homeowners has been an ongoing concern that has been voiced. The current economy has resulted in a lot of unemployed residents and strained financial positions of many in our neighborhood.

**Requirements** – Two-thirds approval by the Members of the Curtis Pond HOA.

**Option 2 – Secure a loan to cover at least the resurfacing of the pool, and potentially some or all of the other identified repair opportunities.**

**Pros** – Will enable the needed and desired repairs to occur in time for the 2012 season to occur as planned. While adding the burden of additional costs on the budget, the financial spread can occur over a number of years, and it would avoid the need for a Special Assessment. Many homeowners are strapped by their current financial situation and would be pressed to pay for a Special Assessment. Budget cuts and gradual increases in Annual Assessments could be budgeted directly to loan repayment.

**Cons** – While opportunities exist to cut current spend by eliminating the Lifeguard at the pool, any financial gains will still result in the loan taking many years to pay back and will delay the funding of a viable Reserve Fund.

**Requirements** – Decision that can be made by the BOD, provided that the Common Lands are not mortgaged. This might be a forced decision if there is no two-thirds approval for a Special Assessment that funds the necessary resurfacing costs.

(continued on page 2)

## Message from the CPOA Board of Directors

---

(continued from page 1)

### **Option 3 – Mothball the pool in 2012. Use the savings from not having pool operating costs to fund the resurfacing of the pool and potentially other improvements for a 2013 opening.**

**Pros** – While it eliminates a full season of not being able to use the pool, it is a temporary measure to fund the expenses (fully or partially?) without a special assessment expense on the homeowners or a loan.

**Cons** – The savings from 2012 might not be enough to fund all necessary expenses, so the 2013 budget might be tapped into as well. Losing one season of using the pool will be a negative for many in the neighborhood and might be a detriment to folks looking to purchase a home in Curtis Pond.

**Requirements** – Decision that can be made by the BOD. This might be a forced decision if there is no two-thirds approval for a Special Assessment that funds the necessary resurfacing costs and if a loan is opposed by a significant percentage of the Membership.

#### **Miscellaneous Factors:**

1. The BOD can vote to raise the HOA dues by 5% each year without being voted on by the Membership. A 5% increase (fully paid) equals \$4,811 more per year (\$101,044 vs. \$96,232).
2. The current Reserve Fund is just over \$22,000, however, those funds should have been placed in an escrow account in 2007 and cannot be used.
3. Kuester is currently getting professional bids for resurfacing the pool. Early figures reflect that cost to resurface the pool will approach \$35,000. A new 6-foot fence around the pool would cost between \$10,000 and \$15,000. A steel roll up door for the kitchen would cost \$800. New umbrellas would cost \$800. Commercial grade pool furniture will cost thousands (no prices have been obtained yet).

The work on the pool has to be done this fall in order to support the 2012 pool season. Future dues increases and budget cuts will not be available to support work that needs to be done this fall. Those funds could be used to pay loan payments.

This is a lot to digest, but, it is what the BOD knows to date and we are committed to keep you informed.

**Thank you, *Pete Dunfee***  
***Vice President CPOA BOD***

---

## Website and Contacting the Board of Directors

---

Please begin using <http://www.curtispond.net> to visit our HOA website.

The CPOA board of directors can be reached at:  
**board@curtispond.net**

---

## Landscaping and Common Lands

---

Please do not park on the grass on any of the common lands. This is becoming a problem, especially on the area nearest the pond. Please just park on the road if you drive to the pond. Thank you.

## Managing the Budget

---

The Curtis Pond BOD has voted to eliminate lifeguards and make Curtis Pond a Swim At Your Own Risk community. This decision was made after considering polling results in which 10% of our Membership responded. Of those interested, 74% favored cutting costs and 26% were opposed. The change takes place August 1st. New pool rules and operating hours will be posted on the HOA website. The pool season will end on September 30th.

The BOD is asking for your input one more time. On the question of Pool Monitors. Please give us your feedback.

The board is working with MI-Connection to defray the costs of the planned Community Pool Party and has begun working with our Pool Committee to begin fund raising efforts. The Pool Committee is being provided with \$250.00 in start up money.

The refrigerator in the pool kitchen is no longer working and will be replaced. The board is pricing out a replacement. The Pool Committee needs a refrigerator to store beverages and candy for their fund raising efforts. If you have a used refrigerator you'd like to donate, please notify the BOD.

On June 20th someone climbed the pool fence, stole one of the cameras that was installed in 2007, and attempted to break into the pool kitchen. They damaged the door lock, but, were unable to gain entry.

On June 21st someone climbed the pool fence, made another attempt to pry open the kitchen door and then attempted to break into the vending machines. Two kitchen knives were recovered from the top of one of the vending machines by the Mooresville PD.

The board has authorized Kuester to purchase a security system that will allow the cameras that remain to be augmented by several new wireless models so that the kitchen door, the pool gate, the pump room and the vending machines can be observed and any activity recorded for the authorities. Vandalism has been an ongoing concern and it can no longer be ignored. The complete price will not exceed \$1500.00.

Hearings have been held regarding all Members with delinquent dues. Member privileges have been suspended until such time as accounts are brought current. All delinquent Members are making payments or have been notified of liens.

If you have questions for the board, please send them to [board@curtispond.net](mailto:board@curtispond.net) and we will do our best to answer them. Bear in mind, we are not accountants, nor are we attorneys. If we don't know the answer to your question and can not readily find the answer we will send it to the Property Manager at Kuester or pass it along to the HOA attorney. Sometimes that can be costly. Depending on your question, hours of research may be necessary and it will add to our Administrative or Legal costs. If you are a former board member, please try checking your past emails for information. The BOD has no records or information that past boards did not provide to the management company.

The HOA newsletter now has 2 paid supporters. Please see their business cards on Page 4 and thank them with your business. If you are a small business owner, please consider helping Your HOA by placing your business card in the August newsletter.

---

## Speed Limit and Playing in the Street

---

*The Speed Limit throughout Curtis Pond is 25 MPH. Drivers should always remember that and consider every car parked on the street a hiding place for children. Parents should remind their children that the Common Lands and backyards are fun and safe places to play and encourage them to respect automobiles and trucks.*

***Please, everyone, be responsible. Thank you.***

## Our Community

**The Curtis Pond Pool Committee will be holding the following events at the Pool this month.  
Please bring the family and enjoy the fun:**

**July 15th - 7pm to 9pm - Family Bingo Night - Fun and Prizes**

**July 22nd - 7pm to 9pm - Singing and Karaoke - If you are interested in  
participating please email: [onlysherry@mi-connection.com](mailto:onlysherry@mi-connection.com)**

**Curtis Pond Pool Party — Sponsored by MI-Connection, our locally owned and operated Cable Service. Date to be announced.**

### **YOUR BUSINESS CARD HERE!!!!!!!!!!**

Reach 273 Local Homeowners for \$40 per month.

Please contact the board at:

**[board@curtispond.net](mailto:board@curtispond.net)**

**July 7th 2011—Board of Directors Meeting  
at 7pm at the pool.**

**An agenda will be posted on the HOA website. Topics will be lifeguards, fund raising, and pool resurfacing.**



**DAVES LANDSCAPING**  
We Treat Your Home Like Our Own

**DAVID DAVIS**  
Owner/Operator

119 Sterling Terrace  
Mooresville, NC  
28115

DavesLandscaping@mail.com  
704-345-4278

\*\*\*\*\$20.00 Weekly Cuts \*\*\*\*



**a·muse studio**  
superior quality - easy to use

**Wendy Petrie**  
creative consultant/certified copic instructor

visit my website at  
[www.lknstamps.com](http://www.lknstamps.com)  
classes in my home or yours  
exclusive stamp sets, copics,  
papers, inks, embellishments  
(704) 664-0222 or (631) 434-5209  
[wendypetrie@gmail.com](mailto:wendypetrie@gmail.com)

## CP Committee Updates

The Curtis Pond Owners Association needs volunteers interested in serving on the following committees:

Pool Committee, Social Committee, Communications Committee, Landscaping Committee and ARC Committee, and, **NEW—THE POOL SECURITY COMMITTEE. Sign up on July 7th at the pool!!!!!!!!!!**

The Pool Security Committee will give those Members with concerns about abuse of our FOB system an opportunity to assist the BOD in the monitoring of the Gate and Pool Passes. Since the signing of the original pool contract with AquaTech, pool security has never been included in the contract.

We are always happy to hear from anyone interested in volunteering to help any of our committees. Please contact Nathaniel Rogers at [board@curtispond.net](mailto:board@curtispond.net) if you are interested in helping out.

**The board would like to take a moment to thank the members of our ARC Committee for their hard work assisting the Membership and the BOD .**