



Curtis Pond HOA Newsletter

MAY 2011

Message from the CPOA Board of Directors

Dear Neighbors:

During the open HOA meeting on April 12th, there certainly was a lot of passion displayed during the course of the evening. Some of the conversation was constructive, much of it was divisive. There is a lot of history among some of our residents, including current and previous board members, and that spilled into the meeting discussions. The most striking moment for me during the meeting was when one of our community residents voiced her frustration with the nastiness of this ongoing discourse, especially how it has been publicly posted on our Curtis Pond website. She and her husband are trying to sell their home, and the prospect of a potential homebuyer seeing the pettiness and nastiness stemming from a handful of folks in our community is rightfully frustrating.

As I am now joining the Curtis Pond Board of Directors, it has given me time to reflect. Somehow we need to move forward and create the community that we can all embrace. Defining and building a community is going to take all of us, and from my perspective, it is going to be the little things that make the difference. Whether you rent or own a home here in Curtis Pond, we're all empowered to create the neighborhood that makes us proud.

How can each of us make a difference? Here is a sampling of ideas that crossed my mind.

- Waving to a neighbor or passing car to say 'hi'
- Moving a trash can off the curb for a neighbor that is out of town
- Disposing of newspapers from the front yard from a vacant house next door
- Maintaining your yard by mowing your grass regularly, trimming bushes and pruning trees
- Driving the speed limit in Curtis Pond to keep our kids safe
- Picking up after your dog when taking them for a walk
- Volunteering for CP committees: Pool, Landscaping, Social/Teen, Playground, Communication, ARC
- Attending a CP HOA meeting
- Supporting Neighborhood Watch

Whether somebody is looking to buy or sell a home in Curtis Pond the eye appeal of our community is the first key. The friendliness of our community can go a long way. What is posted on our website can also make a difference. We all have a mutual obligation to each other, and that starts with personal accountability. The bottom line is that each of us is empowered to make the difference. I would like to thank all of those that have previously volunteered to be on the Board and Curtis Pond Committees. I look forward to serving all of you as a member of the Board of Directors and expect that you hold me and the rest of the Board accountable to serve the Curtis Pond community's best interest. Additionally, I hope you do what you can to enhance our community as we strive to improve the Curtis Pond community to the benefit of all of us.

- Pete Dunfee, VP CP HOA

Pool Opens on May 28th Memorial Day Weekend

DATES OF OPERATION:

Memorial Day weekend through Labor Day weekend
One weekend after Labor Day (12:00 p.m. to 8:00 p.m.)

HOURS OF OPERATION:

The pool to be open the following hours:

Saturday	10:00 a.m. to 10:00 p.m.
Sunday	11:00 a.m. to 9:00 p.m.
*Monday	11:00 a.m. to 9:00 p.m.
*Tuesday	11:00 a.m. to 9:00 p.m.
*Wednesday	11:00 a.m. to 9:00 p.m.
*Thursday	11:00 a.m. to 9:00 p.m.
* Friday	10:00 a.m. to 10:00 p.m.

- On weekdays when public school is in session one person will be on duty from 4:00 p.m. to 8:00 p.m.

Please remember to pay any outstanding dues prior to opening day to ensure access.

Pool Passes and FOB's

Access to the Pool requires an active FOB and a valid pool pass. Board members will be at the pool on the dates below during the hours listed in order to issue new pool passes or to provide 2011 stickers to those holding valid 2010 pool passes. New or replacement FOB's can be obtained or requested, as well.

Pool Pass Dates

Fri	20th	6-8 pm
Sat	21st	4-6 pm
Sun	22nd	4-6 pm
Mon	23rd	6-8 pm
Fri	27th	6-8 pm

Members with guests or homecare providers requiring guest passes should contact the board at : board@curtispondhomeowners.com

New FOB's are \$20 and new or replacement passes are \$5. Cash or check only please.

Managing the Budget

Due to a Member request the board has met with the pool management company and the insurance company and has determined that by eliminating lifeguards at the pool we can increase our operating hours at no additional cost and save approximately \$10,000.00 per year. The HOA will save enough by reductions in the pool management contract to offset a small increase in the cost of our liability coverage and the costs of pool monitors.

As promised, this board will not make this decision in a vacuum. Your opinion will be asked prior to the decision being made. Ballots will be included in the June Newsletter. This is NOT an official vote, just a ballot, but, the board will make the decision based on the feedback it receives from the Membership.

All of us are required to supervise our children to the pool and to monitor them at all times. The real value of lifeguards has been debated for years. Let's all take part in an important decision. No changes will take place until the 2012 pool season.

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.

Pets are great and all of us are expected to police our animals when walking them. Remember, our children play in these areas.

Speed Limit

The speed limit is 25 mph in the entire subdivision. Please remember that there is potentially a child behind every parked car. Parents, please encourage the kids to play in the yard or on the common lands and NOT in the streets.

Our Community

Basketball Is Coming Back To Curtis Pond!!!!!!

After a long period of inactivity, the basketball court will be back online sometime in the next couple of weeks.

Costs will be approximately \$800.00.

Parents, please encourage your children to take care of the equipment.

Please report anyone abusing or vandalizing the new equipment.

June 17th — Bring the kids down to the pool to meet members of the MPD, MFD and Rescue Squad for Safety Day from 2pm until 6pm.

June 25th — Curtis Pond Community Pool Party — This Party is for Members, Guests and our Neighbors in the other sections of Curtis Pond.

The CPOA BOARD OF DIRECTORS WANTS TO HEAR FROM YOU.

***Please contact the board at:
board@curtispondhomeowners.com***

YOUR BUSINESS CARD HERE!!!!!!!!!!

Reach 273 Local Homeowners for \$40 per month.

Please contact the board at:

board@curtispondhomeowners.com

CP Committee Updates

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

Pool Committee, Social Committee, Communications Committee, Landscaping Committee and ARC 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.