



# Curtis Pond HOA Newsletter

CURTIS POND HOA NEWSLETTER

JANUARY, 2008

[www.curtispond.net](http://www.curtispond.net)

## Message from the CPHOA Board of Directors

To the Members of the Curtis Pond Owners Association:

We hope all of our Members had a wonderful holiday this year. The Annual Meeting and Election of Officers, which our Bylaws call for on the second Tuesday of January, will not be held on that day in order to give the management company time to finalize our financials for 2007 and give the board the time required to put together an accurate review of 2007. The Membership will be presented with two versions of the 2008 budget. One will include a 5% increase in our annual dues. If 51% of the Members vote to defeat that increase then the second budget, without it, will be presented for ratification. Unless unexpected expenses pop up during 2008, that increase will be assigned to a Reserve Fund, something we are required to maintain.

While the board supports the increase, and will be paying it along with the rest of the Membership if it is ratified, you have every right to attend the meeting and vote to defeat it. This Association belongs to every Member. But, as you may have heard, decisions are made by those who show up. Average attendance is 15%. Do you want 40 or so Members to make your decisions for you, or have your decisions made by a handful of proxies?

Both versions of the 2008 proposed budget will include Pool Gate Security expenses. Just in case the pool for Magland's HOA isn't completed in time for the 2008 pool season and we have the same sort of confusion about who has a right to use our amenities.

No one currently serving on the CPHOA BOD intends to stand for election in February. We all have tried our best to manage the Association's business, but, the frivolous law suits, lies, rumors, and threats by a few have taken more time than any of us are able to continue volunteering.

There are numerous issues facing our Association in the coming year, and an extraordinary amount of work that will have to be done before we are returned to business as usual. Anyone who decides to stand for election should understand that there will be a larger amount of time involved than past boards have had to commit. And, unlike in past years, money is an object. The Association must be treated like a business.

We are hopeful that some of you might have the time and the interest to run for a seat on the board in the upcoming Election of Officers. We believe that a great potential BOD member would want to work diligently to ensure that our money is only spent to maintain our amenities and conduct our business, not to pursue personal interests or vendettas. You would also want to be certain that our documents are never amended without a vote of the Members, thus allowing this Association to be forced into joining another HOA, one with documents that allow us to be charged for unlimited assessments to construct amenities in other developments.

Your Annual Meeting and Election of Officers notification package will include a proxy form, so that your vote can be cast if you are unable to attend, and a nomination form so that you can nominate yourself, or a neighbor, to stand for election to the CPHOA board of directors. Please try and take the time to attend the meeting.

Thank you, CPHOA Board of Directors

The CP HOA board would like to thank those members of the community, from all 'Phases', Members of our Association, and Members of Magland's, as well as those who remain independent of any HOA for the assistance they have given in cleaning up the pond area and the other common lands.

## Thanks

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### Mooresville Schools Winter Break Schedule

Thursday December 20th- 1/2 day  
 Friday December 21- No School  
 December 24-28 - No School  
 December 31- January 2 No School  
 Wednesday January 3rd - School back in session

Final Exams January 14- 18  
 Last day of first semester January 18  
 No School January 21 & 22  
 First day of second semester January 23

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### Pool Vandalism

The security system at the pool is now on a live feed to the Mooresville Police Department. Anyone caught inside the pool fence, or in the parking lot, will be charged with Trespassing.

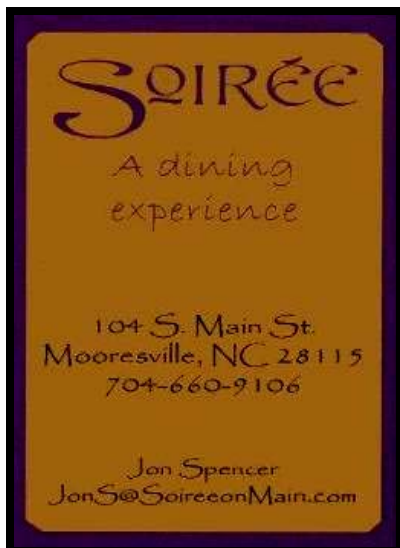
Please know where your children are and do your best to prevent them from destroying the property that we all pay to maintain, and replace, when it is damaged.

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### CP Committee Updates

We are still looking for a Chairperson for the Social Committee, formerly known as the Teen-Social Committee. The person chosen will be responsible for concession sales at the pool and must be honest and trustworthy. Monies collected must be accounted for and only used for the betterment of the Association and our committees. The Social Committee is not a private business enterprise.

If you would like to volunteer please contact the board@curtispondhomeowners.com.




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### Top 10 New Year's Resolutions

1. Spend more time with family and friends
2. Fit and Fitness
3. Weight loss
4. Quit Smoking
5. Enjoy Life More
6. Quit Drinking
7. Get out of Debt
8. Learn something new
9. Help Others
10. Get Organized

## Featured Local Attraction— Carolina Raptor Center



The Carolina Raptor Center is dedicated to environmental education and the conservation of birds of prey through public education, the rehabilitation of injured, and orphaned raptors and research.

<http://www.carolinaraptorcenter.org/index.php>

Phone: 704-875-6521



**Directions:** From Statesville, Winston-Salem

Take 77 South to exit 23, Gilead Road. At top of exit ramp, turn right onto Gilead Road. Go .6 miles. Turn left onto McCoy Road. Go 1.7 miles. Turn right onto Hambright Road. Go 1.7 miles. Turn left onto Beatties Ford Road. At open in stone wall. Turn right onto Sample Road and head straight into Latta Plantation Nature Preserve. Carolina Raptor Center is .7 miles on your left inside the preserve gate.

Note: Carolina Raptor Center is an outdoor facility. Visitors are encouraged to prepare for inclement weather. For the protection of our resident raptors, no pets are allowed on Carolina Raptor Center premises or nature trails.

Regular Admission

Members: FREE

Adults: \$7

Seniors: \$6

Students: \$5

Children under 5 when accompanied by adult: FREE

Group Admission

Group Rate (15 people or more): \$3.50

Group reservations must be made at least one week in advance

Hours

Monday-Saturday: 10am - 5pm

Sunday: 12pm - 5pm

## February Annual Meeting

The CPHOA Annual Meeting is Scheduled for Tuesday February 5th, 2008 at the Charles Mack Citizen Center. At this meeting we will go over the annual budget, vote in a new Board and discuss any other issues. Please plan to attend this meeting. Members ONLY.

If you will not be able to attend please give your proxy to a **Member.**

## Real Hot Chocolate by FamilyFun.com

### RECIPE INGREDIENTS:

1/2 cup water

2 oz. semisweet chocolate

3 cups milk

Dash of salt

Cinnamon, optional

Chocolate chips, optional



1. To make real hot chocolate, combine water and semi-sweet chocolate in a medium-size saucepan. Cook over medium heat, stirring constantly, until the chocolate is melted. Bring the mixture to a boil for 2 minutes, then reduce the heat to low.

2. Stir in milk (we hate to admit it, but whole milk tastes best) and salt. Warm the mixture for 5 to 7 minutes or until it is heated through. For variations, you can add a dash of cinnamon to create Mexican hot chocolate or a smattering of chocolate chips for a double chocolate drink. To make mint hot chocolate, substitute 1/2 cup mint chocolate for the plain chocolate squares. Makes 4 cups.

**The Speed Limit In  
Curtis Pond is  
25 MPH  
Please be Safe.**

## 2008 HOA Dues

**Annual Dues will be invoiced on January 1st to all CPHOA Members. There may be a follow up invoice for a 5% increase mailed in February.**

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