



Curtis Pond HOA Newsletter

CURTIS POND HOA NEWSLETTER

JANUARY 2009

www.curtispond.net

Annual Meeting Tuesday February 10th 7-9pm Charles Mack Citizen Center

Message from the CPOA President

I hope everyone in Curtis Pond had a great Holiday.

I apologize that it has been two months since our last newsletter. My goal had been to get out at least ten newsletters in 2008 and I think we fell one short. I am making as one of my resolutions to be more diligent in 2009 and get newsletters out on a monthly basis. Along with the web site, www.curtispond.net, and our monthly meetings, it is the means with which we get HOA news to the membership and it is important. Much has been happening with the BOD and HOA here in Curtis Pond in the final months of '08.

KUESTER MANAGEMENT

The first was our transition to our new management company, Kuester Management. Since I have been President of the Board, Kuester is our third management company. It has taken a while but I feel as though we have finally found the right group of people to work with. I had begun to think that broken promises, bad attitudes and lousy service were the norm in the community management business. Kuester, and especially our agent Kevia Monroe, have shown me that I was wrong. For the first time I feel as though we aren't self-managing and are getting the help and guidance we need. Since the August 1st transition, Kuester and the BOD have worked closely together on many issues.

CCR ENFORCEMENT

Among other things, the addressing of CCR violations has been a priority. Kuester has done a great job for us and many things that had been slipping through the cracks have been taken care of. The most common violation we see now is trash containers being left in driveways. Our CCR's require that they be out of sight from the street. We continue to have several chronic offenders who refuse to comply. Violation letters have gone out and hearings are being scheduled and fines and penalties will be assessed. I hope it doesn't come to that. I'd hate to see somebody's Member Privileges, including use of the pool, be revoked over something as silly as the 60 seconds it takes to move your trash barrel into the garage or around the house to the backyard. I also want to add that in these difficult economic times and plummeting home values it is more important than ever that we all work together to make sure that Curtis Pond looks great and presents well to potential home buyers. I've been in several other neighborhoods in Mooresville that are approximately the same age as Curtis Pond and I believe that things look pretty good here and that we are not showing our age the way some other neighborhoods are. We need to stay on top of things though and our future BOD's and Management Company need to continue to enforce CCR violations diligently. It benefits all of us.

Continued on page 2



Happy New Year !!!!!



Emergency Preparedness Reminder

Preparation in the event of an emergency is an important responsibility of every household. Having a ready to use emergency supply kit, a family emergency plan and being informed is the first action we can take to be ready for natural and man-made events. As stated in the Foundation for NC Future brochure, "...it is of importance of being calm and prepared for some of the unexpected or unanticipated twists and turns life sometimes surprises us with. People are much less likely to panic in a crises - and thus prevail in a bad situation if they have a plan and have their family prepared ahead of time so that everyone knows what they need to do."

There are many web sites with information on this subject and below are listed a few to get you started.

Foundation for NC Future (Can download booklet for free here. This was mailed to every household back in 2006)

<http://www.ncfuture.org/images/Homeland%20Security%20Manual.pdf>

<http://www.nccrimecontrol.org/div/EM/FamilyPreparedness/EvacuationChecklistHandOut.pdf>

<http://www.readync.org/>

President Message Cont...

DUES COLLECTION

We have also been following through on our commitment to collect money owed to the HOA. Many folks who were behind on the dues have been able to get their accounts current. Unfortunately, others have not been as successful. For a variety of reasons, we still have approximately 40 people delinquent. Some have entered into payment agreements and there are others that are in bankruptcy situations that prohibit us from pursuing money owed to us but the majority are still neglecting their responsibilities. We have been patient and done everything within our abilities and powers as a BOD and as an HOA to collect this money from these people. Regretfully, we have been left with no choice at this point, and liens have been placed on 24 homes. It's likely that we will not collect this money until the homes are sold or refinanced, but we will get it.

VENDOR CONTRACTS

The soliciting of Vendor bids for 2009 from Landscapers and Pool Management companies also occurs during the fall. Kuester was again a big help to us in this process. The decision has been made to renew our contracts with both Twinsscape Landscaping and Aquatech Pool Management. 2009 will be our second year with Twinsscape and our third with Aquatech. Both Jerry Smith with Twinsscape and Steve Hughes with Aquatech have demonstrated a concern and commitment to Curtis Pond that goes beyond a typical vendor relationship. Both have shown to us that they are willing to deliver on everything that they promise and more in many instances. They have also been willing to work with us to keep their costs within our budgetary limits.

President Message Cont...

2009 BUDGET and DUES

The final matter of HOA business that we have been addressing is the 2009 budget and preparations for the 2009 Annual Meeting and Election of Officers. You should have already received your coupon booklet for your 2009 dues assessment. If not, please contact Kuester Management. Within the next week or so you should also be receiving the notice of the Annual Meeting and Election of Officers as well as the proposed '09 budget. This will allow you all to have time to review it prior to the Annual Meeting when it will be voted on.

2009 ANNUAL MEETING and ELECTION of OFFICERS

On the topic of the Annual Meeting, I'd like to mention a couple things. The first is how important it is in my opinion that as many of you attend as possible. I see attendance at the meeting as a commitment to the neighborhood. We have all invested in a system that depends upon the involvement and the participation of the members. I understand that not everyone should be expected to serve on the Board or on a committee (though I wish you all would), however, attending one meeting a year and voting on the budget and the election of officers shows a willingness to be part of the process. Every homeowner gets one vote- please use yours and make it count. Secondly, if you aren't aware, please know that we will be electing three people to the open and available seats this year. If you or anybody you know is interested in serving the neighborhood on the Board now is the time to step forward. You can either contact the Board or Management Company in advance or come to the meeting where we will be accepting nominations from the floor.

Curtis Pond Annual Meeting and Election of Officers will be held Tuesday February 10, 2009 7:00pm 9:00pm Charles Mack Citizen Center Downtown Mooresville. If you have any questions on the annual meeting or elections of officers please contact Kevia Monroe at Kuester Management 803-802- 0004 or Kmonroe@kuester.com



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Community Volunteers

The Curtis Pond BOD is looking for volunteers for the following committees

Social

Landscape

Communications

Please consider giving time to help your community

Sign up sheets will be available at the annual meeting.



*Strong Kids. Strong Families. Strong Communities.
It all starts with YOU!*

No Joining Fee. No Contracts. Financial Assistance Available.

The Lowe's YMCA is committed to helping people in the community stay healthy.

There is no better time to invest in your health.

The value of a YMCA metro membership goes beyond gym and swim.

When you join the YMCA, you don't just join a gym, you join a family.

With a YMCA metro membership you have access to all facilities and programs in the Greater Charlotte area.