

# Curtis Pond HOA Newsletter

CURTIS POND HOA

JULY 1ST 2007

*Welcome to Our Community*

## Members Decide Issue Of Pool Access

On June 8th 38 Members of the Curtis Pond Owners Association cast their votes on the question of pool usage by all phases for the 2007 pool season. 36 Members voted to restrict pool usage to Association Members, 1 Member voted to accept the Magland/Scenic proposal to pay \$22k to allow all phases to use all CP amenities for 2007, and 1 Member voted in favor of annexing a block of interested residents from 234 after a vote of 2/3rds of the Members eligible to vote.

No proxy votes were cast.

This was a vote intended to indicate to the board what position the Members wanted the board to take regarding the issue of continuing to provide pool access to all phases.

While the turn out may appear to have been low please bear in mind that only 34 residents of what was then known as Phase 1 voted in the 2006 Election of Officers at that years Annual Meeting.

This remains a board decision. Restricted use began on June 9th. Pool usage is restricted to residents who

are Members of the Association.

Residents on Royalton, Milroy, Nevis, and on Elrosa and Bluffton up to 187 are Members.

Photo ID's will be required for entry and there is a limit to two guests per household.

Phase 234 residents with questions about the pool being built for those phases should contact:

**MAG Land Development**  
2725 Westinghouse Blvd,  
Suite 100  
Charlotte, NC 28273

## Pond and Landscaping Committee



Come join the Landscaping/Pond Committee in our first Community clean up event: **Saturday July 7th 2007 at 10:00am until 1:00pm at the pond. We will be focusing on the pond and the area around the pond. All ages welcome!**

**Anyone with shrubs or trees that they would like to donate to the committee are welcome to drop them off on the sidewalk in front of the pool: the committee will put them to good use.**

Visit us at <http://www.curtispond.org/> for community information and news. Also, join your neighbors on the New Official HOA Forum at:

<http://curtispondhomeowners.com/blog/index.php>

### Helpful Local Phone Numbers

#### **Mooresville Schools:**

**704-658-2530**

#### **Iredell-Statesville Schools:**

**704-872-8931**

#### **Mooresville Public Library:**

**704-664-2927**

#### **Mooresville Golf Course:**

**704-663-2539**

#### **Mooresville Recreation:**

**704-663-7026**

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## Safe Speeds = Long Lives



How fast is too fast?  
Nothing matters so much as the life of a child.

Take the time to take an extra glance between those parked cars.

Give all of our children a bright future and a full life.



**Paul Saylor**  
Owner

Phone: 704.660.7670  
Fax: 704.660.7599  
Cell: 704.941.5221  
259 Flanders Drive  
 Mooresville, NC 28117  
SaylorFence@windstream.net

## Congratulations!



Gavin Parker was born and adopted by Rob and Wendy Petrie of 243 Madelia at 7:25pm on May 30th. He weighed 7lbs. 13ozs. and was 19 inches long. Most of Madelia was waiting up for him to arrive home.

## CCR Enforcement Inspections

Monthly Drive Thru Inspections have begun again and everyone is encouraged to take advantage of our Summer weather to take a fresh look at yards and homes in order to help all of us make Curtis Pond the most beautiful community in Mooresville.

Please mow your lawns when they begin to grow past those of your neighbors, please put

your trashcan away after pick up every Wednesday, and take care of those bare spots and weeds.

Please remember that boats and trailers can not be stored or parked. Large commercial vehicles also can not be parked at home.

No parking on the streets please.

## Featured Local Business - Soiree on Main



Lunch  
Tuesday - Friday 11am - 2pm  
Dinner  
Tuesday - Thursday 5pm - 9pm  
Friday - Saturday 5pm - 10pm  
Sunday Brunch  
11am - 2pm  
104 South Main Street  
Mooresville NC 28115  
Phone 704-660-9106

This wonderful historic building is home to Soiree...a casual upscale dining experience. The combination of exquisite food, along with the ambiance and history of the surroundings, will create many memorable occasions for you and your family and friends.

Featured in Lake Norman Magazine.  
<http://www.soireeonmain.com>

## Recipe of the Month - Tater Tot Casserole

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This one is a quick an easy meal that both adults and children will just love. You will need:

- 1 lb. ground beef
- 1/2 onion
- 1 can cream of mushroom soup
- 1 can cheddar cheese soup
- 2 cups cheddar cheese
- 1 bag frozen tater tots

### Directions

Brown ground beef and onion. Drain. Place ground beef and onion mixture in bottom of casserole dish. Combine soups and spread over beef/onion mixture. Add cheddar cheese over the top. Then spread the tater tots evenly as your last step. Pre-heat your oven to 425 degrees and bake for 20 minutes. Bake a few minutes longer if you enjoy your dish extra crispy.



## Board of Directors Update

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Our budget deficit is steadily shrinking. Starting immediately the Glennallen entrance, the Madelia playground area, and the strip of land on Bluffton will no longer be maintained at the expense of the Association.

The board of directors has renegotiated the Pool, Landscaping, and Management contracts, reducing our potential deficit by \$12,500. Cedar Management has resigned, effective 08/31/07. The BOD is reviewing proposals now for a replacement.

Andy Good has stepped in to fill the role of President created with the resignation of Bob Bankhead. Andy is a long term Curtis Pond resident and a highly respected member of our community. He joins Pete Russo, our VP, and Rich Hagens, our Director of Committee Development as one of our three voting Board Members.

Richard Anderson and Brad Clyne are our non-voting Board Members, serving by appointment, in the roles of Treasurer and Secretary respectively.

The Board has invited our 234 neighbors to apply for annexation into Curtis Pond. 2/3rds of the Membership must vote to approve annexation requests. You will decide how many annexation requests are approved, if any.

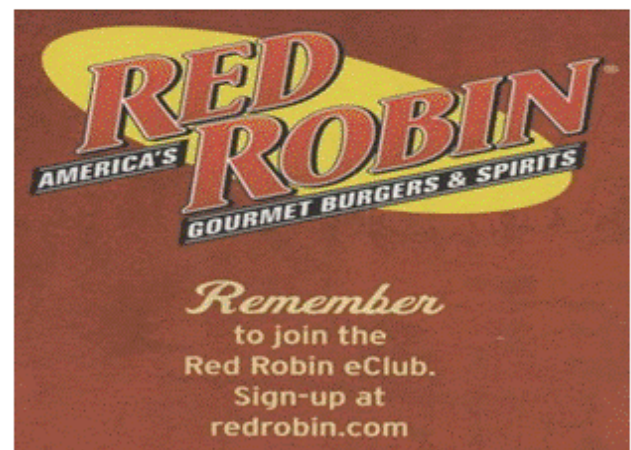
**Welcome to Your Member Controlled HOA**

## 4th of July Fireworks

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Fireworks are popular at Curtis Pond but please remember to follow all of the Fire Department's safety guidelines and the Mooresville Police Departments restrictions before setting off any displays.

Be sure and visit the Lowe's YMCA Independence Day celebration. This event begins at 6:30pm with games and a concert followed by fireworks starting at dusk, or, around 9pm. Rumor has it that this is the 1st of what will become an annual event.



## Community Sponsors

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