

CP Board Meets with Magland

Allan McClellan with MAG Land Development met with members of the Curtis Pond Board of Directors to discuss possible solutions to the question of unifying the phases. Present were Allan, Brad Clyne, and Wendy Petrie. At Allan's request, former board members Troy Newell and Denise Clark were also present.

The meeting was frank and open. Allan explained that MAG Land, while committed to a united Curtis Pond, is a business interest and that he has responsibilities to the home buyers of phase 2, 3 and 4, his partners, as well as to the builder. MAG Land's investment in our community has to be protected. At the same time, Allan made it clear that his company's reputation is valuable and that MAG Land is a member of this community, one that has invested, and will continue to invest, in our success and our quality of life.

The members of the board pointed out that those who originally purchased in Curtis Pond, in 'Phase 1', many of them, believed that they were buying into a 300 home community with the amenities that are in place today. Those who purchased after 2004, in all phases, have been promised, guaranteed, or lead to believe, that certain amenities that were in place or that were coming based on meetings held in 2004, both with the Town of Mooresville and with the community, would be available to them.

Everyone agreed that MAG Land never promised a home buyer anything and that MAG Land shouldn't be held responsible for promises made by others. Even with that understanding, based on agreements that were made in 2004 regarding amenities to support the annexation of 'Phase 4', MAG Land is committed to providing certain amenities to support the community. Either a united community, or a stand alone HOA consisting of lots owned by MAG Land and the builder, with those residents of phases 2, 3 and 4 who choose to join them.

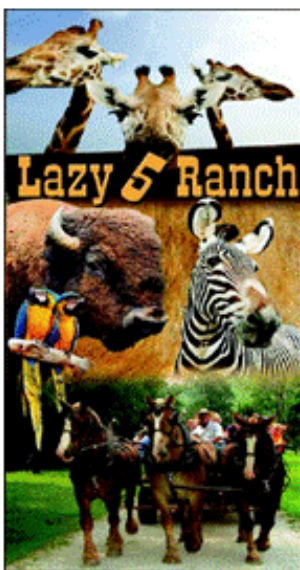
Troy Newell and Denise Clark explained the importance of unifying the phases. One community is very simply cheaper to manage. Discounts from management companies and other vendors are easier to arrange when there are more homes. The property values of stand alone communities are less than the property values of larger communities with ongoing construction and a choice of amenities as well.

After two and a half hours it was decided that future meetings were worth scheduling and that it was possible to begin drafting a plan that could be acceptable to all parties: to MAG Land, to the Members of the Curtis Pond Owners Association, and to those Members of the new HOA, and those residents who are currently unaffiliated.

Rather than rehashing the events that lead us to this place it is hoped that everyone can learn from our mistakes and consider every point of view as we move forward. If we begin by giving everyone the benefit of the doubt and assume that everyone acted in what they believed was in the best interests of the community using the best information that they had available we can sit in a room and accomplish something together.

At this point everyone is in agreement that membership in a HOA is paramount.

Featured Local Attraction—The Lazy 5 Ranch



The Lazy 5 Ranch is a privately owned exotic animal drive thru park that offers a 3.5 mile safari through the gently sloping pasturelands of Piedmont, North Carolina. While visiting at the Lazy 5 Ranch you will have the opportunity to view over 750 animals from six different continents. You can see these animals from the safety of your own car or call for reservations on our horse drawn wagons. And be sure to bring your camera. This is a drive-through experience unique in North Carolina. There is no other collection of animals like this in the Southeast. Other areas of interest at the Lazy 5 Ranch include petting areas, a black smith shop, gift store, horse barn, play ground and picnic areas.

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Directions:

North - Take I-77 North to exit 36 in Mooresville. Take a right onto Highway 150 E. Stay on Highway 150 for 10 miles and you will find us on the left. (Don't be alarmed when you pass into Rowan County. Even though our address is Mooresville we are located in Rowan County). South - Take I-77 South to exit 36. Take a left onto Highway 150 E. Follow directions above from there.

Cut out this section of the Newsletter and present it at The Lazy 5 Ranch for a Free Basket of Food!!!! Courtesy of our Friends at the Lazy 5 Ranch.

Message from the President CPHOA

There's an old saying that when one door closes, another door opens. This was very true for us on the BOD on July 12th. That was the day that three members of our BOD resigned. Brad and I, the two remaining BOD members, were forced to look closely at the events that had led up to that day. We also had to do an honest evaluation of where we were at as a BOD and as a neighborhood, and where we were going.

We were proud of many of the things we had accomplished. We had renegotiated all of the vendor contracts, saving thousands of dollars for the Association. We had managed the pool situation as best as we could, and we were on the verge of contracting with a new management company that we feel is excellent. But to be honest, when we looked around at ph1 and beyond up into ph234 it was difficult to feel good about what we saw. The level of anger and bitterness seemed out of control. People were at each others throats, mostly on the internet forums, but also face to face in some cases. We both realized that something different needed to be done, *something very different*.

In many ways the easiest thing to have done (and probably what most people were expecting us to do) was to appoint people we knew to the vacated seats, friends of ours, people who had supported us in the past. Brad and I talked about this and quickly agreed that it was not what the neighborhood needed right now. We decided that we were tired of the fighting and that it *had* to stop and that we needed to come up with a plan that would begin creating peace here in Curtis Pond. We weren't sure at first what the solution was, but we were sure that it began with us, and also with the decisions we were about to make in filling the three empty BOD seats.

The plan that we came up with, the plan that we have begun implementing, and the plan that we would like all of your support on is this: we decided to create a BOD that would be inclusive of everyone in the neighborhood. We wanted all the different groups, all the different factions, all the different phases to feel as though they were represented on the BOD. We wanted everyone in Curtis Pond to feel as though they have a friend on the BOD. The only way to get everyone in the neighborhood to be comfortable supporting us is if everyone in the neighborhood trusts us. People need to believe that the BOD is leading the neighborhood and making decisions that are honest and true and fair to all. We feel that from now on, people will believe this because there will be somebody they know and trust who will have been there when the decisions were made. Somebody who they know wouldn't mislead them for some perceived political or personal reason.

The first person that we invited to join us on the BOD is Wendy Petrie. Wendy is a ph3 resident who I first got to know through her work on the Communications Committee. She is a local realtor who also has professional experience in the accounting field. She has agreed to assume the non-voting position of Treasurer for the BOD.

The next person that we approached about joining us on the BOD was David Coble. David is a long time resident of Curtis Pond who is highly respected by everyone who knows him. In fact, as we accepted lists of names of possible BOD members from people on the HOA Forum, his name was without exception on every list.

David has accepted our offer to join us and work with us and will serve from now on as the Vice President of the BOD. We hope to have the fifth and final seat on the BOD filled as soon as possible: with the best person available for the job.

We believe that we can show people that we are not only willing and able to sit and talk and share ideas with all members of the neighborhood, but we are committed to working with them and even having them on the BOD. We hope that when people see this, and also when they see that other leaders in the neighborhood are agreeing with us and are willing to join us, that this will be the first step in the healing process. A process that will lead to a strong, stable, unified and more peaceful Curtis Pond. We are going to need this strength and cohesiveness as we move into the future.

As many of you know, the BOD met recently with MAG Land, the developer of ph234. While the discussions were mostly of events that have already transpired, there was talk of the future and the possibility of a unification of all the phases. This is an exciting development for many, but it is also one in which trust and faith in the BOD is going to be paramount. A strong and united neighborhood is going to be in a much better negotiating position than a splintered and fighting one.

If you are a person who didn't support this BOD in the past or if you have been a supporter of ours and are now unsure of the decisions we are making, be patient and open minded, give us the opportunity to earn your trust and support. Give us the chance to prove to you that we are right and that this will work. Lets all work together towards making this a great neighborhood. A place we are proud to call home.

Andy Good, President, Curtis Pond Owners Association Board of Directors



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The location of the Official Website has changed. Please visit
<http://www.curtispond.net/>
for news and information about the HOA and the Curtis Pond
Neighborhood.