



# Curtis Pond HOA Newsletter

---

CURTIS POND HOA

SUMMER 2009

---

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

---

## Message from the CPOA President

I hope the summer is going well for everyone in Curtis Pond. Time is flying by and soon the kids will all be back in school.

Things are going well for the BOD. We survived the dues collection process in the spring and are happy to report that we are well ahead of the last two years in terms of dues collected. I thank everybody for making their commitment to the neighborhood a priority. These are tough times economically and many are struggling but still found a way to pay their dues. We've also managed to get through another pool opening and all that goes with it. The process of activating FOB's and distributing new passes went much smoother than last year, again, thanks to all of you for your cooperation and your patience. The pool season has been our most successful so far. Things seem to be flowing smoothly and any problems have been dealt with effectively. The summer was highlighted by the Neighborhood Cook-out in July. We had a huge turnout and MI Connection blew us away with their generosity and enthusiasm. Thanks to all the neighbors who stepped up to help with the party.

The newsletter is going through changes. First- the decision was made to switch to a quarterly publication schedule. We had one out in the spring, we are getting this out in the summer, and you'll see one in the fall and one in the winter prior to the Annual Meeting. Second- we are going green. This is the last newsletter that will be printed and distributed. In the future you will have two options to see the newsletter, either look for it on the official web-site [www.curtispond.net](http://www.curtispond.net) or email us at [CurtisPond-BOD@gmail.com](mailto:CurtisPond-BOD@gmail.com) and ask to receive it electronically. Many of you gave us your email addresses during the FOB/Pool pass process in May and we will use those. This will save both money for the HOA and trees.

In closing I just want to thank everyone for doing such a great job taking care of their homes and property. We had a huge emphasis this year through Kuester Management on correcting many of the CCR and ARC violations in the neighborhood. With very few exceptions people have been receptive and cooperative and helpful. Things look much better in Curtis Pond; I notice it every time I drive in. Keep up the great work.

## ARC Update—Mailboxes



Many houses in Curtis Pond are almost 10 years old, and the mailboxes are starting to show their age. Maintaining your mailbox and keeping it looking nice is also required. A simple and inexpensive way to bring new life to your mailbox is paint. If your mailbox needs more than paint to bring it back to life; please remember that mailboxes should be replaced with the same design as your current mailbox.

*Article VII Section 13 Mailboxes: The mailbox on each lot will conform to a design established or otherwise approved by the ARC Committee. This design will exclude any brick enclosed mailboxes. Once the design is approved and installed any mailbox being replaced for any reason shall be of the same design.*



## Food, Swimming and Lots of Fun!!

**Thank You MI-Connection**



## Community Update

The Board of Directors would like to Thank our neighbor Doug Delhum for the awesome job he did on the entrance signs. Doug volunteered to help the board repair our signs after they were vandalized. After researching many products we are confident that not only did Doug save the Association thousands of dollars, he found us a product that will last for many years to come. Thank you Doug.



## Do you have Curb Appeal?

- ◆ Repaint Door and Shutters - Remember, doors and shutter colors must match. if you would like to change from your current color, you must submit an ARC form.
- ◆ Garage Door Inserts - A simple way to update your garage door is to purchase new inserts. Some homes inserts in their garage doors have turned yellow with age, replacing those inserts will make your door look as good as new with minimal cost. Many garage door companies offer inserts at a minimal cost.
- ◆ Power wash - Mold and mildew can turn your house green! A quick and simple way to remove mold and mildew is to power wash your house. If renting a power washer seem like a huge job, there a many companies that will come and wash your house for you.
- ◆ Mowing - A simple way to give your house curb appeal is as easy as maintaining your lawn.

## Curtis Pond Owners Association Management Company

### Kuester Real Estate Services Corporate Office

108 Stone Village Drive

Fort Mill, SC 29708

tel: 803.802.0004

fax: 803.802.0005

Curtis Pond is going GREEN.....Newsletters will now be available on the official website [www.curtispond.net](http://www.curtispond.net) or by email. If you would like to receive the newsletter or other important messages by email, please email us at

CurtisPondBOD@gmail.com



Mark your calendars.....the fall Curtis Pond Community Yard Sale is scheduled for Saturday  
October 10, 2009 7:00am—12:00pm

## Community Sponsors



**Please support our Advertisers.**

**Their support brings the  
CPHOA Newsletter to you !!!**

**Support Your Curtis Pond Owners**

**Association Newsletter by Placing Your Ad Here!!!**

**[cpccommunications@curtispondhomeowners.com](mailto:cpccommunications@curtispondhomeowners.com)**



**FARM BUREAU**  
INSURANCE

An Authorized Agent for



BlueCross BlueShield  
of North Carolina



**Jason Lanning**  
AGENT

Office: (704) 872-2373  
Mobile: (704) 677-5709  
Fax: (704) 873-0381  
[jason.lanning@ncfbins.com](mailto:jason.lanning@ncfbins.com)  
1113 Davis Ave., Statesville, NC 28677

AUTO • HOME • LIFE • HEALTH • RETIREMENT • BUSINESS

Bryan's Heating & Air

---

**Bryan Clarke**  
 Insured & Bonded  
[bryansheatingandair@live.com](mailto:bryansheatingandair@live.com)

O: 704-235-7313  
C: 704-235-7315

160 Elrosa Rd.  
Mooresville, NC. 28115



## Pool Committee



As many of you may have seen there has been a new law passed on public swimming pools. The Virginia Graham Baker Act requires that all public swimming pools and spas be equipped with anti-entrapment drain covers that comply with the ASME/ANSI A112.19.8-2007 Standard requires that all public swimming pools. This summer Aqua Tech Pool Management Company made all necessary changes to both the pool and baby pool, the Curtis Pond pools are in compliance with the VGB act.



The pool season is more than half over, there are only a few short weeks of summer fun left. Please remember that all pool rules are still being enforced and pool privileges can be suspended. All residents entering the pool must show the life guard their pool pass when entering the pool, if you do not have your valid 2009 pool pass, you will be asked to leave and can return once your valid pool pass can be shown to the life guard. If you have not picked up your pool pass, please contact the BOD to make arrangements to pick it up.

[board@curtispondhomeowners.com](mailto:board@curtispondhomeowners.com)