



Curtis Pond HOA Newsletter

CURTIS POND HOA NEWSLETTER

WINTER, 2008

www.curtispond.net

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Message from the CPOA Board of Directors

To Our Members:

As many of you are aware there have been some changes to the board since the annual election.

There was some confusion during the meeting as to how many board officers were being elected at the annual meeting due to a misunderstanding as to when the amended bylaws became official. The understanding we received at the meeting was that they were not official until filed. A few weeks later we were informed by the HOA attorney that they were official that night. As a result, we had to return to the vote totals from that night to see who should have been elected. The top vote getters were:

David Coble Brad Clyne Pete Russo Graeme Myers

Andy Good, our President, was unable to accept a seat on the board that evening due to the amended Bylaws. Fortunately, the conflict with our Bylaws has been resolved and Andy has been appointed to the 5th board seat, and the rest of the board has unanimously elected Andy to his former position, that of President, and he serves today.

The immediate tasks of the board are the selection of a Landscaper and Pool Company, and the filling of committee positions. We are pleased to announce Eric Davis has agreed to fill the vacant Chair of the Social Committee. Eric is a respected member of our association and we feel sure he'll do a terrific job. We are looking for volunteers for the rest of the committees. ARC, Social, Communications, Pool and Landscaping. If you would like to serve on any of these committees please email the board at board@curtispondhomeowners.com.

One project of particular importance to the community, and thus the board, is trying to build a new playground in the common area. This was an agenda item at our meeting in March. A small group of neighbors has already started to do preliminary groundwork on the project. Please stay tuned to the Official website <http://www.curtispond.net> and to future newsletters for updates. We look forward to a great spring and summer.

Thanks,
Curtis Pond HOA BOD

The April Meeting of the Curtis Pond Owners Association Board of Directors is scheduled for April 24th at 7pm at The Charles Mack Center located at 215 N. Main Street in Mooresville.

Spring.....Spring is a time of rebirth and renewal. The snows of winter melt away, flowers bloom, and all the world seems new again.

Mooresville School District Make up day Monday May 12

Water Conservation Tips

All though we have had some much need rain, the Town of Mooresville is still under water restrictions. Below are some ways you can help to conserve water..

- 1) Grab a wrench and fix that leaky faucet
- 2) Use the garbage disposal sparingly
- 3) Collect the water you use to rinsing produce and reuse it to water houseplants
- 4) Insulate hot water pipes so you don't have to run as much water to get hot water to the faucet
- 5) Turn the water off while you shampoo and condition your hair and you can save almost 50 gallons per week

Helpful Reminders

- Remember to bring your trash cans in from the road the same day that trash is picked up. If you keep your trash can on the side of your house, please be sure to follow the CCR's and have it screened properly. For questions on approved screening please contact the management company.
- Remember it is against our CCR's to have unlicensed vehicles parked in our driveways for any length of time.
- With spring time around the corner please keep you lawn maintained by mowing grass and trimming weeds.
- Please keep dogs fenced in or tied up, we have had a number neighbors complaining of loose dogs while walking.

CP Committee Updates

Spring time is just around the corner and now is the time to submit any ARC forms to the ARC Committee- The ARC form can be found on the Curtis Pond Official Website www.curtispond.net/forms/ARC Form

Per our CCR's, all permanent structural changes to your property must be approved by the ARC committee.

please complete form and send to

William Douglas Management Company 4523 Park Rd Suite 201A Charlotte, NC 28209

ph:704-347-8900 fax:704-377-3408 sefird@wmdouglas.com

Featured Local Attraction—US National White Water Center



The USNWC boasts the world's largest self-circulating river and the only multi-channel recirculating river in the world. It contains 3,750 feet of synthetic river broken into four sections, with each one incrementally more difficult. Pumps with 680 horsepower flow enough water to fill an Olympic-sized swimming pool in about eight seconds. The USNMC can accommodate 50 rafts or 250 single kayaks at the same time. The layout is fairly simple: two pools, one high and one low, are surrounded by channels of water. So you start in the top pool and end up in the bottom. Once you reach the end, a 120-foot conveyor belt will ride you back up to the top. <http://www.usnwc.org/>

Take I-85 south to exit 29 (Sam Wilson Rd). Go right on Sam Wilson until it runs into Moores Chapel Rd. Take a left on Moores Chapel Rd, continuing for about a mile. Take a right on Hawfield Rd. and follow the signs.

Curtis Pond Annual Meeting and Election of Officers

The Annual Meeting and Election of Officers of the Curtis Pond Owners Association, Inc. was held on February 5th, 2008 at 7PM at the Charles Mack Citizens Center.

Items on the agenda were:

Introduction of outgoing board members.

Introduction of William Douglas Management Company.

Financial Report

a. Overview of 2007

b. Presentation of 2008 budget

Two versions were presented. One with a 5% increase in dues and one without an increase. The board recommended the increase to allow for a larger Reserve Fund.

c. Ratification of 2008 budget

The budget with a 5% increase in dues was ratified.

Presentation of Proposed Bylaw Amendments.

a. Change from 3 voting board members to a minimum of 5 voting board members.

b. Change in length of board member terms from 1 year to 2 years.

c. Creation of staggered terms. If passed, the two candidates with the highest number of votes will be elected for two year terms and the following three will be elected for one year terms for 2008 only. At the 2009 election those three seats would be up for re-election to two year terms. In 2010 two seats would be up for re-election to two year terms. This will prevent future transitions of entire boards and ensure continuity in governance.

d. Change requiring that Board Members be Members of the Association.

e. Change the Annual Meeting due date from the second Tuesday in January, historically this has never been possible because the financials from the year end take more than a week or two to finalize, to the second Tuesday in February.

Vote by the Membership and the board on Proposed Amendments to the Bylaws.

The amendments were voted on, by both the Membership and the board, and the amendments passed.

Election of board members.

The floor was opened for nominations. Nominees were voted on by those in attendance, either in person or by proxy. Elected were David Coble, Brad Clyne, Pete Russo, and Graeme Myers.

2008 goals and priorities of the new board.

Adjourn

Curtis Pond Monthly Board of Directors Meetings

The monthly Board of Directors meetings will be held the fourth Thursday of every month at the Charles Mack Citizen Center located at 215 N. Main Street in Mooresville 7:00pm to 9:00pm with the Open session from 7:00pm to 8:00pm. If you would like to be placed on the agenda for the closed session of the meeting, please email the Board of Directors
board@curtispondhomeowners.net

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If you have an affiliation with a local business that might be interested in operating a concession please feel free to contact the Curtis Pond Owners Association Board of Directors at: board@curtispondhomeowners.com

Anyone interested in on site vehicle and boat storage should contact the board, as well.

Curtis Pond Owners Association Management Company

Stephen Efird
 William Douglas Management Company
 4523 Park Rd Suite 201A
 Charlotte, NC 28209
 ph:704-347-8900 fax:704-377-3408

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