

# Browne's Ferry Banner

## Enjoy free ice cream, games at park Aug. 5

Browne's Ferry will celebrate its second annual National Night Out on Tuesday, Aug. 5, from 6-8 p.m. at Browne's Ferry

Park. There will be free Rita's Italian Ice for Browne's Ferry residents, as well as a variety of activities.

The HOA board looks to contact local food trucks and law enforcement representatives from our response area.

### Board Meeting Minutes

Sunday, July 27, at 4:00 p.m.

- 4:05 p.m. start
- Open discussion of amending bylaws. Covenants state no less than 75% participation for bylaw change.
- Discussed Cheshunt community's pending bylaw amendments regarding rental properties and HOA approval.
- Call to order at 4:13 p.m.
- Appointed officers: Martin Hare as president, Molly Hall as vice president, Mike Meeker as secretary, Dan Martin as treasurer and Jessica Norman as assistant secretary.
- Discussed bylaw requirement that at least 3 members comprise the Architectural Review Committee. Board will solicit for volunteers.
- Voted on landscaping contract and solicitation of bids for new contract. Board will void contract with Quality Lawn Service and will enter contract with former landscaper (Reedy Creek) through the remainder of 2014. During that time contract bids for 2015 will be accepted and reviewed. Browne's Ferry will open bids to all through Sept. 25.
- Open discussion of potential bylaw amendments, including financial record keeping and board term limits.
- Voted to research removal of metal playground equipment.
- Voted to seek pricing from Reedy Creek for installation of special mulch in playground area.
- Planned activities for National Night Out, to be held Tuesday, Aug. 5, including either last year's ice cream truck or Rita's vendor on-site.
- Named Jessica Norman and Molly Hall to social committee.
- Discussed removal/change of lock to Browne's Ferry Park parking area.
- Reviewed background information for city greenway plans by quarry.
- Reviewed latest information on Lilley house.
- Meeting close 6:03 p.m.

## Landscaping bids accepted until Sept. 25

The newly-elected Board of Directors would like to solicit landscaping bids for 2015. The landscaping contract would include grass and shrub maintenance in all common areas, including the park and entrance. It will also include the flower beds at the entrance and in the median.

For more information on criteria for bids, please contact Victoria Burnette. Her contact information is available on page 2.

The Board of Directors plans to accept bids until the regularly scheduled board meeting on Sept. 25, and will award a landscaping contract by Oct. 15, 2014.

President Martin Hare contacted the former landscaping contractor (Reedy Creek) for a short-term contract that will extend from August to December 2014. Hare communicated maintenance requirements that the landscaper plans to address, including the entrance flower beds. The entrance flower beds will be replanted for the fall season. Reedy Creek is expected to submit a new bid for the 2015 contract.

If you know of any landscaping companies that would be a good fit for our community, please have them submit a bid by Sept. 25.

## Members elect new Board of Directors

The Browne's Ferry Homeowners Association elected its new board at the July meeting. Minutes are below.

The meeting was moderated by

attorney Christopher Gelwicks of Sellers, Hinshaw, Ayers, Dortch & Lyons, P. A.

The new board met on July 27. Minutes from that meeting are on the left.

### HOA Member Meeting Minutes

Thursday, July 24, at 7:00 p.m.

- Start 7:24 p.m. Special Meeting of Members met quorum requirements with 103 of 210 total homes (207 eligible homes) represented.
- Assembly discussed bylaws, quorum and community amenities.
- Motion passed to open board election.
- President Stafon Davis challenged meeting purpose.
- Assembly debated landscaping contract with Quality Lawn Services. Attorney gave legal opinion to assembly.
- Nominations for board seats taken. Nominees addressed assembly.
- President Davis challenged validity of ballots.
- Election ballots collected and tallied in the presence of the attorney, two board members and two volunteers. Open discussion. Election results announced.
- Special Meeting of Members adjourned.
- Board of Directors meeting adjourned to Sunday, July 27.

## HOA at a Glance

### Next Meeting:

Thursday, Sept. 25 at 7:00 p.m.  
University City UMC (enter lower level from the back parking lot)

### Board Members

President Martin Hare  
mandingo2@hotmail.com

Vice President Molly Hall  
mollyguyer@gmail.com

Secretary Mike Meeker  
mmeeker1@carolina.rr.com

Treasurer Dan Martin  
danmartin360@gmail.com

Asst Secretary Jessica Norman  
jess@jessicanorman.com

### Architectural Review Committee

*Interested in joining this committee?*  
Volunteers needed!

### Social Committee

Molly Hall  
mollyguyer@gmail.com

Jessica Norman  
jess@jessicanorman.com

### Welcome Committee

Jennifer Martin  
jennifermartin350@gmail.com

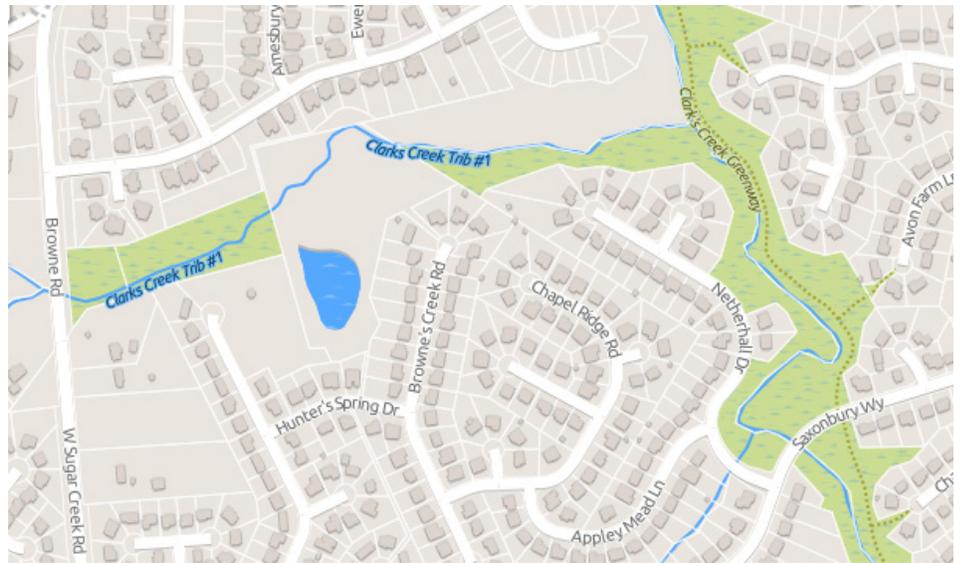
The *Browne's Ferry Banner* is published bi-monthly and distributed within 2 weeks of the homeowner's association meeting.

Share your community news! Email [brownesferryhoa@gmail.com](mailto:brownesferryhoa@gmail.com), bring news to the HOA meeting or mail your news to Community Manager Victoria Burnette at the address below. The deadline for submissions is the HOA meeting.

### William Douglas Property Management

4523 Park Road, Suite 201A  
Charlotte, NC 28209  
[wmdouglas.com](http://wmdouglas.com)

Victoria Burnette Community Mgr  
[vburnette@wmdouglas.com](mailto:vburnette@wmdouglas.com)  
704-347-8900 ext 108  
fax: 704-347-3408



## City rep to discuss greenway options

A board member contacted the City of Charlotte for clarification on the city's greenway extension project mentioned in the Prosperity Hucks Area Plan. We have a commitment from Gwen Cook, the city's Greenway Planner, to attend the Sept. 25 board meeting and hold a question-and-answer session regarding the city's plans and what options Browne's Ferry has in regard to the greenway.

### Background Information

The city intends to develop a greenway extension that runs from the current Clarks Creek Greenway (crossing over Saxonbury Way in Wellington) along the Clarks Creek tributary westward to Croft Community School and northward to the nature preserve on Hucks Road.

When completed, Browne's Ferry could create a connection from Browne's Ferry Park for easier access to the greenway and pedestrian access to Croft.

However the city cannot complete the greenway extension because it does not own or have rights to the parcel of land

(shown above in the map) that is common area of Browne's Ferry Homeowners Association. It is the large parcel with the quarry, shown north of Hunters Spring Drive.

At one point a representative from the city requested that Browne's Ferry give the land to the city at no charge. Legal representation at the time responded that it would be practically impossible to get the homeowner response needed to give a common area at no cost. Someone suggested the city condemn all or part of the land and pay fair market value for it. Since then, communication with the city has ceased.

Jessica Norman attended a small group session regarding the Prosperity Village plans and asked a city planner in attendance about the greenway extension project. He mentioned that there may be a possibility for the city to rent the rights to the land without it changing ownership. These are all questions we will present to Gwen Cook on Sept. 25.

# Make it easy for us to reach you

In the event of crime trends or other pertinent information, the Browne's Ferry HOA leadership seeks to build an email list.

We have approximately half of the neighborhood's email addresses now, and we'd love to have one for every home in our community.

Your email address will only be used for Browne's Ferry community information and is not shared with any outside businesses or organizations. To sign up, visit [brownesferry.com](http://brownesferry.com) and use the "Subscribe to Email Alerts" box on

the right side of the home page.

We've seen a great increase in community activity and involvement over the past year and we'd like to see the trend continue. Almost all events and activities are coordinated at our homeowners association meetings, held every other month at University City United Methodist Church (on the corner of Sugar Creek and WT Harris).

Among the things discussed at HOA meetings are safety and crime prevention tactics, holiday events, special promotions, involvement in city and

regional grant opportunities and other community development plans.

Many of the opportunities available for our community require a certain amount of homeowner involvement. For instance, Neighborhood Watch requires 25% of homes to participate, and some local programs will only award grants when we have 30% resident involvement.

We also recommend joining NextDoor.com's Browne's Ferry social network to connect with neighborhood leaders as we build a stronger community.

## Community Business Service Listings

### Work at TWC Arena this Season

It's Recruiting Time for the upcoming season at the Time Warner Cable Arena. If anyone is interested and enjoys working in a family environment; would enjoy working at the Arena; enjoys having fun. If YES, then I am to "SPREAD THE BUZZ" You MUST register online at [teamworkonline.com](http://teamworkonline.com) AND in the section "How did you hear about us?" you must use my name (George Benda). OK? Good Luck!

### Amway Products

I am an Amway Independent Business Owner showing others how to make extra money on the side & providing quality products! LEGACY OF CLEAN products for the home (botanical, no chemicals), ARTISTRY skin care (one of the TOP 5 premium skincare in the world), and NUTRILITE (number ONE health and wellness supplements and weight management products in the world) plus our fabulous SATINIQUE hair care products! Samples available. Contact me at: [ineveryplace@gmail.com](mailto:ineveryplace@gmail.com) with any questions you may have. My retail website is: <http://www.amway.com/kimaber> (15% discounts for all Browne's Ferry residents).

### Tutoring Services

Wayne Alston, tutor for 6-12 math and common core. Contact him at 706-726-4186 or [EEZZEE@att.net](mailto:EEZZEE@att.net).

### Quality Lawn & Tree Service

Quality without question. Stafon Davis (3731 Waterton Leas Court). 704-763-7838 (cell), 704-599-8696 (home), [sdavis200@att.net](mailto:sdavis200@att.net).

### Music Lessons



Learning music has never been so easy! With 15+ years of experience, Jennifer Martin teaches piano and voice for all ages at a comfortable pace for each individual. She is also available to play the piano and harp for special events, weddings, and funerals. To learn more, call (806) 401-7550 or email at: [jennifermartin360@gmail.com](mailto:jennifermartin360@gmail.com).

### The Carefree Boat Club



For a lot less money than owning one boat, enjoy unlimited access to a fleet of pontoon, deck, ski and sail boats on Lake Norman and 25 other locations. Training required and included. [CarefreeBoats.com/LakeNorman](http://CarefreeBoats.com/LakeNorman) or 704-557-0848.

### Gillette Piano Studio

Would you like your child to learn to read music and play the piano? You can have lessons close to home without leaving the Browne's Ferry neighborhood. Competitive rates, ages 7 to adult, 15 plus years experience teaching piano. To learn more, call Ann Gillette at 704-598-2938.

### Small Business Graphics & Web Design

Print and website development services for small businesses, educational and non-profits. [JessicaNorman.com](http://JessicaNorman.com)

### Morgan's Pizza & Beyond



When in Mint Hill, stop in to see us at 7427 Mint Hill-Matthews Road (Highway 51 and Lawyers Road). We have New York style pizza, calzones, burgers and other tasty items. We look forward to seeing you.

Have a business  
you want listed?

[brownesferryhoa@gmail.com](mailto:brownesferryhoa@gmail.com)  
or give it to a board member  
before the next meeting.

Listings are reserved for Browne's Ferry homeowners. Be sure to include your business name, your name, your home address (for verification) and any contact information you'd like published. You may also share a message of 50 words or less and an image or logo.

## Homeowner opinions needed

Please complete the enclosed homeowner survey to share your opinions with the newly-elected Board of Directors.

The homeowner poll will be used to direct the board on which issues and concerns should be most quickly addressed.

Drop off your surveys at any of the board members' homes, or use the newsletter depository at the community entrance.

## Community Yard Sale planning under way

Browne's Ferry plans its fall Community Yard Sale for October.

Local community Davis Lake structures its community yard sale so that volunteers pass out maps of participating homes to visitors as they enter the neighborhood. The maps include information on the types of items for sale at each location. If you would like to participate in the community yard sale, email brownesferryhoa@gmail.com.

As we get a good idea of who plans to participate, we can better communicate how we plan to market and advertise the yard sale for maximum traffic and activity.

## Architectural Review volunteers needed

The Browne's Ferry Architectural Review Committee is responsible for maintaining the community's appearance and standards through review of exterior home changes. We need at least three homeowners to be on this committee.

If you are interested in serving on this committee, please email brownesferryhoa@gmail.com or contact a board member (listed on page 2).

## Inaugural Fall Plant Swap Sept. 20

The only thing better than a beautiful perennial is a trunk full of beautiful perennials.

Come out to Browne's Ferry Park on Saturday, Sept. 20, at 4 p.m. for Browne's Ferry community's inaugural Fall Plant Swap. We will have finger foods and — hopefully — plenty of new and exciting perennials for your 2015 spring and summer garden beds.

To participate, RSVP to brownesferryhoa@gmail.com, online through our NextDoor.com social network or call Jessica Norman (704-929-5730).

Each participant should separate from their current perennial stock at least 5 bulbs/rhizomes/corms to swap. You can bring them in the disposable pots found at garden centers or bag them in plastic grocery bags for cleaner transport. Please include plant information, such as name, size, color, spreading habits and any growing requirements (sunlight, watering).

Check the NextDoor.com event posting for discussions on what neighbors plan to swap, or what types of plants neighbors seek.

### Local Events

#### Friday, August 8

Recycling Collection

3 p.m.: "Get to Know Mecklenburg County" program at Mountain Island Library. No cost. More at cmlibrary.org.

#### Friday & Saturday, August 8-9

8 a.m. to 2 p.m. : UCUMC Fall/Winter Consignment Sale. More at ucumc.org.

#### Saturday, August 9

Bounce Boot Camp Back to School. Huntersville Family Fitness and Aquatic Center. Registration required: hffa.com.

4 p.m.: Back to School Monster Truck Bash at The Dirt Track. More at charlottemotorspeedway.com/dirt.

10 a.m. to 4 p.m.: "Colonial Life: Backwoods of NC" program at Latta Plantation. Costs \$7-8, with kids under 5 free. More at lattaplantation.org.

#### Wednesday, August 13

2-3 p.m.: "Wilderness Primitive Skills Series: Cooking over a Fire at Reedy Creek Nature Preserve. For ages 8+. More at parkandrec.com.

#### Saturday, August 16

9 a.m.: Back to School Summer Festival. Registration begins at Hickory Grove Public Library and Sugar Creek Public Library. More at cmlibrary.org.

#### Thursday, August 21

6-8 p.m.: Thursday Night Flights at Carolina Raptor Center. Live music, food trucks and birds taking flight. More at carolinaraptorcenter.org.

#### Friday, August 22

Recycling Collection

#### Friday-Sunday, August 29-31

TTB Kidz Consignment Sale at Metrolina Tradeshaw Expo. Learn more at ttbkidz.com.

#### Friday, Sept. 5

Recycling Collection

7 p.m.: "Despicable Me 2" outside at Blythe Elementary. More at moviesintheparkhuntersville.com.

#### Friday, Sept. 19

Recycling Collection

#### Saturday, Sept. 20

4 p.m.: Plant Swap at the park

#### Thursday, Sept. 25

7 p.m.: HOA Meeting, UCUMC