

Browne's Ferry Banner

Browne's Ferry Homeowners Association

August 2015

brownesferry.com

Neighbors brave heat for Night Out



Browne's Ferry participated in the annual National Night Out event on Tuesday, Aug. 4, at Browne's Ferry Park. Rita's Italian Ice was on hand sharing free ices while the Halls grilled hot dogs. Special thanks to John Gillette and Peggy Ward for volunteering to help with activities!

Between 30-40 neighbors braved the evening heat to attend, as well as CMPD University City Division Commander Capt. Todd Garrett and Lt. DJ Johnson.

Lt. Johnson told board members he has patrolled our neighborhood for the past 15 years, and problem areas, such as the back of Browne's Ferry Park, seem to have gotten better recently.

National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhood a safer, better place to live.



HOA Board Meeting Minutes

Conference Call: Tuesday, July 14, at 7 p.m.

- Call to order. Martin Hare, Molly Hall, Mike Meeker and Stacey Ferguson present. Hall dropped from call while traveling; board quorum no longer met.

Board Meeting: Thursday, July 30, at 7 p.m. at UCUMC

- Call to order. Hare, Hall, Ferguson and Jennifer Martin present.
- No board quorum. Meeting adjourned.

Substitute Board Meeting: Friday, Aug. 14, at 5:30 p.m.

- Call to order at 5:45 p.m. All board members in attendance.
- Officers: Hare said he would step down from president position after one year, but remain involved as a board member. Hall made motion to appoint Jessica Norman as president. Motion approved. Norman made a motion that Hall be moved from vice president to

secretary, Meeker be moved from secretary to assistant secretary and Hare to be appointed vice president. Motion approved.

- Tennis Court: Norman suggested tennis court be updated, but as a facelift (fill cracks and repaint) rather than complete replacement due to financial burden of asphalt replacement. Hare suggested taking William Douglas out of bid conversation. Norman made motion to rebid for surface work and fence repair. Motion approved.
- Beautification Long Term Plan: Norman presented a draft of a 5-year plan for various maintenance and repair projects. Norman made motion to approve 2015 items. Motion approved. View the proposed 5-year plan at brownesferry.com.
- Social Committee: Hall shared that National Night Out was not as successful as hoped, with a \$500 budget spent on less than 40 attendees. Discussed beefing up Halloween event and other ideas for social events.
- Meeting adjourned at 6:47 p.m.

HOA at a Glance

Next Meeting:
Thursday, Sept. 24 at 6:30 p.m.

Board Members

Jessica Norman
 president@brownesferry.com

Martin Hare
 vicepresident@brownesferry.com

Molly Hall
 secretary@brownesferry.com

Dan Martin
 treasurer@brownesferry.com

Mike Meeker
 asstsecretary@brownesferry.com

Non-Board Officers

Stacey Ferguson
 assttreasurer@brownesferry.com

Architectural Review Committee

Chair Martin Hare

Beautification Committee

Chair Jessica Norman

Safety Committee

Chair Mike Meeker

Social Committee

Chair Molly Hall

Welcome Committee

Chair Jennifer Martin
 jennifermartin360@gmail.com

Share your community news!
 Email 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

Victoria Burnette Community Mgr
 vburnette@wmdouglas.com
 704-347-8900 ext 108

Be safe driving as school starts back

Charlotte Mecklenburg Schools students head back to class on Monday, Aug. 24. With the start of school, our community will have many children walking to their school bus stops. Please pay extra attention as you make your morning and afternoon commutes, and reduce speed to keep children safe, particularly on streets without sidewalks.

Passing a stopped school bus is a

Class I misdemeanor that is punishable by up to 120 days in jail and significant discretionary fines by the court, according to the CMS website. If a motorist passes a stopped school bus and strikes a child causing bodily injury, the driver would be charged with a Class I felony, punishable by 15 months in prison and given fines discretionary by the court.



June Yard of the Month:
 3409 Uphill Court



July Yard of the Month:
 7225 Hunters Spring

Volunteer opportunities available on social, beautification committees

Do you want to help with social events or chip in your two cents in landscaping decisions?

The **Social Committee** is responsible for selecting vendors and activities for our community events, such as the Christmas Train, National Night Out, Easter Egg Hunt and Halloween. Volunteer for the Social Committee by contacting Molly Hall (secretary@brownesferry.com).

The **Beautification Committee** works with the landscaping contractor to develop our community's long-term maintenance needs, as well as selecting the entrance flowers each fall and spring. Volunteer for the Beautification Committee by contacting Jessica Norman (brownesferryhoa@gmail.com).

Other committees also have

volunteer spots available, including the **Architectural Review Committee**. This committee reviews all applications for exterior changes to homes. To volunteer, contact Martin Hare (vicepresident@brownesferry.com).

The **Welcome Committee** makes home visits to new homeowners and families experiencing significant life changes, such as illness, births or deaths. To volunteer for this committee, contact Jennifer Martin (jennifermartin360@gmail.com).

The **Safety Committee** looks for ways to curb illicit behavior. The committee maintains a relationship with CMPD and the Fire Department. To volunteer, contact Mike Meeker (asstsecretary@brownesferry.com).

Board renews focus on community covenants

The Browne's Ferry Board of Directors approved a broad enforcement of community covenants as part of its efforts to maintain a beautiful and valuable neighborhood.

A representative from William Douglas documented all homes not in

compliance with our covenants (briefly detailed below) during the first week of July. Letters were sent out at that time.

Every home is bound to the community covenants, which is a contract signed upon closing of a home sale. The covenants are permanently tied

to the land (and thus to each home).

Because some violations may be incur a larger cost or time commitment to correct, the board approved a 6-month grace period to correct issues before violations are subject to hearings and possible fines.

Browne's Ferry Community Covenants (at a glance)

6.2 Approval of Plans and Architectural Committee. No construction, reconstruction, remodeling, alteration, roofing or addition to any structure, building, fence, wall, drive or walkway, or exterior color change, shall be commenced or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein be made after completion of construction of said dwelling, unless and until the plans and specifications showing the nature, kind, shape, height, color, material and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Committee.

6.3 Residential Use. All Lots shall be used for residential purposes only.

6.6 Walls, Fences and Hedges. No fence, hedge or wall of any type shall be erected or maintained on a Lot, except such fences, hedges or walls as may be installed, constructed or erected with the initial construction of the main dwelling located on said Lot, or as may later be approved by the Committee.

6.7 Use of Outbuildings and Similar Structures. No structure of a temporary nature shall be erected or allowed to remain on any Lot, and no trailer, shed, tent, garage, carport or any other structure of a similar nature shall be used as a residence either temporarily or permanently. No television satellite dishes shall be erected on any lot.

6.8 Animals and Pets. No animals,

livestock or poultry of any kind shall be raised, bred, pastured or maintained on any Lot, except household pets which may be kept thereon in reasonable numbers as pets for the sole pleasure and use of the occupants, but not for any commercial use or purpose. Birds shall be confined in cages.

6.9 Signs. No advertising signs of any type shall be erected, placed or permitted to remain upon any Lot or Common Area with the exception of a single sign "For Rent" or "For Sale," which sign shall not exceed 2 feet by 3 feet in dimension and shall refer only to the premises on which displayed, there being only one sign to a Lot.

6.10 Nuisances. No offensive or illegal activity shall be carried on upon any Lot, nor shall anything be done thereof which is or may become an annoyance or nuisance to any other Owner. No Lot shall be used in whole or in part for storage of rubbish of any character whatsoever, nor for the storage of any property or thing that will cause such Lot to appear in any unclean or untidy condition or that is unsightly; nor shall any substance, thing or material be kept upon any Lot that will emit a foul odor or that will cause any noise that will or might disturb the peace and quiet of the occupants of surrounding Lots. No trash, rubbish, stored materials, wrecked, unlicensed or inoperable vehicles, boats and/or trailers, recreational vehicles, television satellite dishes or similar unsightly items shall be allowed to remain on any Lot outside an

enclosed structure. However, the foregoing shall not be construed to prohibit temporary deposits of trash, rubbish and other such debris for pick up by governmental and other similar garbage and trash removal service units.

6.11 Clotheslines, Garbage Cans, Etc. All clotheslines, garbage cans, lawnmowers and similar equipment shall be kept, in an enclosed structure or screened by adequate planting or fencing so as to conceal same from the view of neighboring Owner and Streets. Incinerators for garbage, trash or other refuse shall not be used nor permitted to be erected or placed on any Lot.

6.13.a Exterior maintenance, upkeep and repair to the main dwelling on each Lot, yard, fence, walkway and shrubbery shall be the sole responsibility and expense of the Owner of the Lot subject to the reasonable requirement as may from time to time be established by the Committee to insure the continuity and harmony of exterior design of Browne's Ferry.

6.13.b All Lots, together with the exterior of all improvements thereon, shall be maintained in a neat and attractive condition by their respective Owners. Such painting, repairing, replacing or caring for roofs, gutters, downspouts, building surfaces, trees, shrubs, walks or other exterior improvements.

To read the full text, visit
brownesferry.com/documents

City of Charlotte Common Neighborhood Nuisance Violations

Rollout Containers (Trash Bins)

\$50 FINE: Rollout containers must be placed at the curb no earlier than the day before the collection day and must be removed by midnight on collection day. They should not block the sidewalk. \$25 FINE: Rollout containers may not be stored in front of a home.

Yard Waste

\$50 FINE: Yard waste should be placed at the curb prior to the day preceding collection day and in small, neat piles. Leaves must be placed in cans or untied bags. Limbs must be no longer than 5 feet and no larger than 4 inches in diameter. Tree trunks must be 4 inches in diameter or less.

Tall Weeds & Grass

\$50 FINE: Failure to cut weeds or grass and

overgrowth exceeding one foot on the average will result in a violation.

Bulky & Junk Items

\$50 FINE: Eligible items must be scheduled for collection. Call 311 to schedule pickup. Items cannot be placed at curbside prior to scheduling. Bulky items can only be placed at the curbside prior to the day preceding the collection date.

Neglect of Property

\$50 FINE: Neglect of property is causing or allowing unsightly litter, tall weeds and grass, yard waste, foul odor, dead animals, junk, unsecured appliances or potentially dangerous devices to remain on or emanate from the property.

Dilapidated Condition

\$50 FINE: Property that is in a littered condition will result in a violation.

Abandoned Vehicles

Vehicle Towed: Vehicles will be in violation if they are on any public street or highway longer than seven days.

Parking on the Front Lawn

\$25 FINE: Parking in the front yard or front and side yards of a corner lot is a code violation, except if the vehicle is on an improved driveway or parking pad.

Nuisance Animals

Animals that disturb the rights or threatens the safety of the general public, that live in unsanitary conditions, that damage others' property or bark continuously or in an untimely fashion.

Call 311 or use the My-Charlotte app to
report violations.



Above: A city tree band collects cankerworms and adult moths.

Left: The fiery searcher beetle is one of the cankerworm's natural predators.

Browne's Ferry looks to fall tree banding to curb cankerworms

The City of Charlotte offers tree banding grants each fall to help counteract the burgeoning cankerworm populations that decimate trees and shrubs in the spring. The deadline for grant applications is in September.

In order to apply for this grant, we will need to submit Volunteer Pledge Sheets that document who will commit to helping install and remove the bands, as well as how much time each volunteer can commit.

Visit <https://www.surveymonkey.com/r/FT2NJTB> to share your interest in tree banding. This information will help us determine the volunteer hours necessary on grant application forms.

Tree banding includes the tape and

sticky substance that prevents female cankerworm moths from climbing trees to lay their eggs. These eggs hatch and the larvae eat tree leaves as they descend from the tree canopies each spring. Banding can significantly reduce their numbers, but only if a significant number of trees are banded.

Browne's Ferry looks to band the city-owned trees on the main thoroughfares as well as privately-owned trees.

Cankerworm populations swell in suburban environments because urbanization reduces their natural predators, such as the fiery searcher beetle. Banding trees uses no insecticides, and is one of the most effective ways to control cankerworm populations.

Local Events

Friday, August 28

7 p.m.: Movies Under the Stars at Southpark Mall. "Maleficent" and band Hot Sauce perform. Free.

Saturday, August 29

8 a.m.: Back to School Block Party. Northlake, iHeart Radio and STOMP Out Bullying host with music, fashion, food and fun to educate students to respect themselves and others. Free.

Friday, September 4

Recycling collection

Saturday, September 5

12:30 - 4 p.m.: Culinary Tour Through NoDa. On the first and third Saturday, sample dishes at 5-6 restaurants. Tour begins at Heist Brewery. Cost is \$47. tourdefood.com/tours/noda

1:30 - 5 p.m.: Culinary Tour Through Davidson. Start at the Old Cotton Mill, now the Brick House Tavern, and sample upscale dishes from 5-6 restaurants. Cost is \$47. tourdefood.com/tours/davidson

Friday, September 18

Recycling collection

Friday, September 20

10 a.m. - 6 p.m.: UNC Charlotte International Festival. Experience the sights, sounds, dances, food and cultures of the world at the Barnhardt Student Activity Center. Free. ifest.uncc.edu

Thursday, September 24

7 p.m.: Homeowners Association Board meeting at University City United Methodist Church.

Send events to
brownesferryhoa@gmail.com.



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brownesferry.nextdoor.com