

# Browne's Ferry Banner



## Christmas Train returns on Dec. 13

Come to Browne's Ferry Park on Saturday, Dec. 13, from 6-8 p.m. for your turn to ride on the Christmas Train. This fun annual tradition includes hot

cocoa and candy canes at the train depot (aka our park). Ride along through the neighborhood taking in the sights of the season.

Riders will also cast their vote for their favorite light displays. The top 3 vote-getters will win gift cards to Lowe's Home Improvement.

### Board Meeting Minutes

Thursday, Nov. 20, at 7:00 p.m.

- 7:01 p.m. call to order
- Invocation led by Jennifer Martin.
- Martin Hare read minutes from prior meeting. Minutes approved.
- Old business included an update from Jessica Norman on the results of the Park Amenity Study Committee's studies into options for Browne's Ferry Park. Ideas will be presented to all homeowners for a vote at the Annual Meeting of Members in January.
- Norman updated assembly regarding City's tentative offer for greenway easements or property sale. Property manager reminded assembly that any changes would require 60% owners to approve such changes. More on pg 4.
- Norman shared updates on speed hump. For more information, see the article on page 2.
- Norman shared updates on gazebo repair work and costs. For more information, see the article on the right.
- Old business closed, new business opened.
- 2015 budget ratification opened. Motion for budget approval approved (see page 3). Changes to budget discussed per request from member.
- Open discussion included update from Martin Hare regarding Lilley property shed removal by the city, as well as current issues at the property.
- Close open discussion, meeting adjourned at 7:45 p.m.
- Closed session closed at 8:30 p.m.

## Homeowners to vote on future of park at January meeting

The existing tennis court is in disrepair. Instead of the board simply approving the expense of resurfacing the court, the Park Amenity Study Committee was tasked with researching all ideas of that area of the park, including upfront costs and ongoing costs associated with each option. These options will be condensed into a handful of options that will be mailed to each home in early January. Homeowners will then vote on the option they prefer at the Annual Meeting of Members, to be held on Thursday, Jan.

29, at 7 p.m. at University City United Methodist Church.

Among the options researched: a clubhouse, a picnic shelter, resurfacing the tennis court with a multipurpose surface, removing the tennis court and resurfacing the tennis court with the same surface.

The result of the vote in January will set the course of action the Board will take regarding the park. Any changes to community amenities will require 60% of homeowners approval.

## Month of service yields great results

The November month of service included volunteer clean-up efforts and community "odd jobs." The gazebo at the park is in disrepair. Instead of paying a painting contractor \$1,000+ to paint the interior of the structure, volunteers with

\$60 worth of paint completed the interior repainting over the course of a few days in November. A licensed contractor will be replacing rotten trim boards and paint the exterior trim within the next few weeks.

## HOA at a Glance

**Next Meeting:**  
Thursday, Jan. 29 at 7:00 p.m.

### Board Members

Martin Hare  
president@brownesferry.com

Molly Hall  
vicepresident@brownesferry.com

Mike Meeker  
secretary@brownesferry.com

Dan Martin  
treasurer@brownesferry.com

Jessica Norman  
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

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

# What's up with the speed hump?

Browne's Ferry Road's rubber speed hump was destroyed in the January 2014 snow storm. A city snow plow hit the hump and destroyed most of it.

This summer the HOA Board contacted the city regarding its replacement. CDOT offered to replace the speed hump. Shortly before beginning the project, a homeowner requested a feasibility study be done into moving the speed hump's location to the other side of the Brassy Creek intersection.

City crews took the call from the homeowner, and instead of doing a feasibility study, then sharing the information with the HOA and notifying affected homeowners, the city installed a new asphalt speed hump in the location suggested on the other side of Brassy Creek Road.

The HOA Board contacted the city regarding the error and CDOT admitted it had not followed proper protocol. CDOT then said it would be open to whatever

solution the HOA Board offered. CDOT said it would prefer a second speed hump be installed rather than tearing out the hump.

Board members sought homeowner input through Facebook and Nextdoor. Other suggestions were greater police presence and a radar sign. CDOT gave two location options: one on Browne's Ferry Road between Cornerstone and the Sugar Creek Road entrance, or between Cornerstone and Brassy Creek. The board approved a location and began notifying affected homeowners. Before all homeowners were notified, a city crew installed the second speed hump. CDOT came back a few days later and removed this hump due to improper installation (the hump was too tall).

The HOA Board has now notified all homeowners in the immediate vicinity, and CDOT plans to install the second hump in the spring as weather permits.

# Sign up to volunteer on committees

Executive committees received their charters at the September board meeting. Brief summaries of each committee are below. More information is available on Browne'sFerry.com.

### Architectural Review

The ARC is required as part of our community Declarations and Covenants, and is charged with maintaining architectural standards for any new construction or alteration of lots. The ARC reviews alteration requests submitted through our property management company. Contact Martin Hare (president@brownesferry.com).

### Beautification Committee

The Beautification Committee focuses on increasing the curb appeal and appearance of our community. This committee will communicate with the landscape contractor regarding common area plants and also manages any yard awards.

Contact Jessica Norman (asstsecretary@brownesferry.com).

### Safety Committee

The Safety Committee seeks ways to reduce criminal activity and promote Neighborhood Watch communications. Contact Mike Meeker (secretary@brownesferry.com).

### Social Committee

The Social Committee is responsible for planning and managing all social activities for the community. Contact Molly Hall (vicepresident@brownesferry.com).

### Welcome Committee

The Welcome Committee creates packages for new homeowners in the community using MLS reports to determine recent sales. This committee may also expand in the future to include other hospitality types of activity. Contact Jennifer Martin (jennifermartin360@gmail.com).

# Browne's Ferry Homeowners Association 2015 Budget

	2014 Budget	2015 Budget
<b>Income Accounts</b>		
Regular Assessments	\$39,900.00	\$39,900.00
Late Fees	\$0.00	\$0.00
Interest - Reserves	\$0.00	\$0.00
Returned Check Fees	\$0.00	\$0.00
<b>Income Accounts Total</b>	<b>\$39,900.00</b>	<b>\$39,900.00</b>
<b>Expense Accounts</b>		
<b>Buildings &amp; Grounds</b>		
General Exterior Repairs	\$300.00	\$350.00
Electrical Repairs	\$200.00	\$100.00
Landscape Contract	\$8,600.00	\$12,000.00
Landscape - Other	\$3,548.00	\$250.00
Irrigation System & Repair	\$300.00	\$200.00
Playground Expense	\$2,000.00	\$1,000.00
Utilities - Electric	\$3,500.00	\$3,500.00
Utilities - Water & Sewer	\$3,000.00	\$2,775.00
<b>Administrative</b>		
Office Supplies/Expense	\$700.00	\$1,000.00
Accounting Expense	\$1,150.00	\$1,150.00
Legal Expense	\$3,000.00	\$3,000.00
Insurance Premiums	\$2,100.00	\$2,300.00
Management Fees	\$8,402.00	\$8,400.00
Printing, Newsletter, Etc.	\$375.00	\$750.00
Late Fees Paid to Management	\$0.00	\$0.00
Misc. Administrative Expense	\$500.00	\$250.00
Website	\$100.00	\$125.00
Meetings & Entertainment	\$425.00	\$425.00
Recreation Committee	\$0.00	\$0.00
Welcoming Committee	\$200.00	\$325.00
Social Committee	\$1,500.00	\$1,650.00
Beautification Committee	-	\$350.00
<b>Expense Accounts Total</b>	<b>\$39,900.00</b>	<b>\$39,900.00</b>

## Community Business Service Listings

### Domestic Violence Training/Counselor

I am a certified domestic violence counselor/trainer. I have trained Police Departments, Prosecutors Offices, etc., I conduct domestic violence classes and I also counsel adults and teens. I also train Pastors, Priest & Imams. Domestic violence is not something we can continue to stick our heads in the sand and ignore. We have teenagers that do not know the signs of domestic violence and they need to learn. If you or someone you may know is experiencing domestic, be a part of the solution and not the problem. I know it can be embarrassing but it hurts more in silence. Please visit: [www.baitulhemayah.org](http://www.baitulhemayah.org). If you are interested in any of the above, please contact Sa'idah Sudan, 704-562-4002. ALL CALLS ARE KEPT CONFIDENTIAL.

### 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 Brownes Ferry residents).

### 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.

### Tutoring Services

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

### 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.

### 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.



## Make plans to attend Annual Meeting

The Park Amenity Study Committee researched options for Browne's Ferry Park. The current tennis court surface is in need of repair. Because resurfacing will be a tremendous cost, the HOA Board solicited feedback for other potential uses of the park area.

Suggestions for park amenities have floated around for years, and include such features as a picnic shelter, club house, dog park, community garden and multi-purpose field.

Each homeowner will receive a package by mail that describes the options available for the park, including all estimated costs (both up-front costs and ongoing maintenance costs) for each option.

At the Annual Meeting of Members in January, homeowners are invited to come and share their input on the options before a homeowner vote will decide on the option our community will commit to moving forward.

Once the options packets have been mailed to each homeowner, there will be online discussions on our Nextdoor and Facebook pages.

### County Easement(s) for Greenway

In addition to the park amenities vote, Mecklenburg County plans to make an offer regarding an easement on our

common area property for the future Clark's Creek greenway extension that will eventually connect to the nature preserve on Hucks Road and to a larger greenway network stretching to Mooresville.

The county originally researched easements on the quarry parcel that is currently not accessible, and is located behind Browne's Ferry Park. When county officials visited the site, they also took notes of our current park structures.

The county would like to take control of our current parking area and gazebo in Browne's Ferry Park and convert it into a greenway entrance. The county would then patrol the area with Park Rangers and would be responsible for all maintenance and landscaping on that portion of our park. County representatives assert that increasing "positive" traffic through that area (i.e. families, dog walkers, bikers) will help eliminate the negative elements currently causing issues in the park.

Homeowners who live on the cul de sac adjacent to the park have raised concerns of traffic and safety.

Either easement would require 60% of homeowners to approve. Both will be discussed and voted on at the Annual Meeting. Information with the exact offer made by the county will be included in the packet distributed to each homeowner.

## Local Events

### Thursday-Sunday, Dec. 4-7

**Black Nativity: The New Musical Experience.** Show times throughout the weekend at Vance High School. Tickets are \$10-20. More info available at [porchproductionsinc.com](http://porchproductionsinc.com).

### Friday, Dec. 5

6:30-8:30 p.m.: Uptown Tree Lighting at Founders Hall (corner of Trade and Tryon). Free.

### Sunday, Dec. 7

8:30-10 a.m.: Caring Santa at Concord Mills. For children with special needs -- come see Santa in a subdued environment. Free. More info at [concordmills.com](http://concordmills.com).

### Monday, Dec. 8

10-11 a.m.: Elf in the Woods. Read "Elf on the Shelf" and go for a walk through nature at Mallard Creek Recreation Center (2530 Johnston Oehler Road). Parent participation required. Cost is \$3, registration required ([parkandrec.com](http://parkandrec.com)).

### Friday, Dec. 12

Recycling Collection

### Saturday, Dec. 13

6-8 p.m.: Christmas Train. Join in the Browne's Ferry annual tradition. The "Little Blue Choo" departs from Browne's Ferry Park and takes passengers around the neighborhood to enjoy the sights. Enjoy hot cocoa and candy canes.



1-4 p.m.: Charlotte Curling Center Grand Opening. Try a curling stone, meet Team USA and sign up for lessons at the Charlotte Curling Center (6525 Old Statesville Road). Free, no registration required. More at [charlottecurling.com](http://charlottecurling.com).

1-4 p.m.: Edible Ornaments at Latta Plantation (6211 Sample Road, Huntersville). Make edible ornaments to take home or leave in the garden for animals. Free, no registration required. More info at [parkandrec.com](http://parkandrec.com).

### Saturday, Dec. 27

Trash and Recycling Collection (delayed one day due to Christmas holiday)

### Wednesday, Dec. 31

2-3 p.m.: Winter Scavenger Hunt at Reedy Creek Nature Preserve (2900 Rocky River Road). Must be able to hike 1 mile on uneven terrain. Free, for ages 6 and up. Registration required ([parkandrec.com](http://parkandrec.com)).