

Browne's Ferry Banner

Browne's Ferry Homeowners Association

December 2013

brownesferry.com

Take a ride on the Christmas Train Dec. 21

Get your next of kin, your sister and your friend and come ride through the neighborhood on the annual Christmas Train on Saturday, Dec. 21, from 6-8 p.m.

The train departs from Browne's Ferry Park, at the end of Brownes Ferry Road. We'll have hot cocoa at the park, but feel free to bring baked goodies to share with your neighbors.

Riders will also vote on the best



holiday decorations in the neighborhood, and winning homes will be awarded gift

cards! Learn more about the decorations contest below.

HOA Meeting Minutes

Thursday, Nov. 21, at 7:00 p.m.

- Board and member introductions
- Homeowner shared recent car break-in on Nov. 19 and inquired about ways to share crime information with neighbors.
- Discussed vandalism repair to Neighborhood Watch sign at entrance.
- Homeowner requested better placement of newsletter.
- Discussed tree replacements for bare spots along street in city easement. Property manager will contact city regarding replacement.
- Budget review (see page 3).
- Discussed how to encourage community to sign up for email alerts.
- Discussed Christmas events and purchasing entrance decorations.
- Discussed entrance landscaping, and suggested finding replacement contractor and/or replacing soil that has been continuous issue.
- Discussed vacant properties - one with a dog and no people - and parking along the street that impedes the road and sidewalks.
- Reiterated need to get approval for house painting before painting exterior of house, even if using the same color.
- Leaf raking for handicapped neighbors planned for Saturday, Nov. 23.
- Christmas tree pick-up reminder
- Discussed participation requirements for Neighborhood Watch.
- Discussed traffic problems from highway traffic cutting through neighborhood.

Deck your halls for return of holiday decorations contest

The annual holiday decorations contest returns in December. HOA President Stafon Davis will tally votes during the Christmas Train festivities on

Saturday, Dec. 21, at Brownes Ferry Park. First place will receive a \$100 gift card. Second place wins a \$50 gift card and third place will receive a \$25 gift card.

Christmas tree pick-up starts Jan. 3

Mecklenburg County will begin pick-up of natural Christmas trees as part of curbside yard waste pick-up in January.

curbside. Trees must be at the curb by 6:30 a.m. on yard waste collection days (Fridays).

Please do not put your trees on the curb before Jan. 3. Be sure to remove all decorations before placing your tree

To schedule pick-up of an artificial tree, call 311 to arrange for bulky item collection.

Painting your house? Get approval first

Browne's Ferry Homeowners Association has an Architectural Review Committee that ensures we maintain standards of appearance. According to our community covenants (§6.2), any remodeling, alteration, roofing, fence or

exterior color change must get approval before starting work. Forms are available online at brownesferry.com/documents or by contacting Property Manager Victoria Burnette (see page 2 for contact information).

HOA at a Glance

Next Meeting:
ANNUAL MEETING

Thursday, Jan. 23 at 7:00 p.m.
University City UMC (enter lower level from the back parking lot)

Board Members

Stafon Davis
sdavis200@att.net
704-599-8696

Martin Hare
mandingo2@hotmail.com

Mike Meeker
mmeeker1@carolina.rr.com

Eddie Drayton
dianed12651@mail.com

Selesia Davis
sdavis100@bellsouth.net

Architectural Review Committee

Stafon Davis
sdavis200@att.net

Social Committee

Want to lead this committee?
Volunteer(s) needed!

Website & Newsletter

Jessica Norman
jess@jessicanorman.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, 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
fax: 704-347-3408

Help us build email contact list

Quick contact to increase crime prevention, communication

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 85 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

SUBSCRIBE TO EMAIL ALERTS

Your email address isn't shared with anyone. You'll only receive occasional information and alerts.

outside businesses or organizations. To sign up, visit brownesferry.com and use the "Subscribe to Email Alerts" box on the right side of the home page.



Join NextDoor.com to connect with CMPD

Browne's Ferry now has a community site set up on NextDoor.com. Charlotte Mecklenburg Police Department uses NextDoor.com to share information specific to our area.

"You can expect to receive neighborhood specific crime and safety updates from the Charlotte-Mecklenburg

Join Today:
BrownesFerry.NextDoor.com/Join

Police Department over Nextdoor," CMPD writes. "Your Nextdoor website is still kept private to only those who live in the neighborhood and who have a verified address."

Browne's Ferry Homeowners Association 2014 Budget

Account	Description	2013 Budget	2014 Budget
Income Accounts			
Income			
30-3001-00	Regular Assessments	\$39,900.00	\$39,900.00
30-3004-00	Late Fees	\$0.00	\$0.00
30-3010-00	Interest - Reserves	\$0.00	\$0.00
30-3035-00	Returned Check Fees	\$0.00	\$0.00
Income Accounts Total		\$39,900.00	\$39,900.00
Expense Accounts			
Expenses - Buildings & Grounds			
40-4008-00	General Exterior Repairs	\$300.00	\$300.00
40-4037-00	Electrical Repairs	\$200.00	\$200.00
40-5000-00	Landscape Contract	\$10,020.00	\$8,600.00
40-5005-00	Landscape - Other	\$2,725.00	\$3,548.00
40-5016-00	Irrigation System & Repair	\$250.00	\$300.00
40-5650-00	Playground Expense	\$1,000.00	\$2,000.00
40-6002-00	Utilities - Electric	\$3,300.00	\$3,500.00
40-6004-00	Utilities - Water & Sewer	\$4,300.00	\$3,000.00
Expenses - Administrative			
80-8002-00	Office Supplies/Expense	\$1,000.00	\$700.00
80-8006-00	Accounting Expense	\$1,150.00	\$1,150.00
80-8008-00	Legal Expense	\$2,000.00	\$3,000.00
80-8010-00	Insurance Premiums	\$2,100.00	\$2,100.00
80-8014-00	Management Fees	\$8,402.00	\$8,402.00
80-8016-00	Printing, Newsletter, Etc.	\$300.00	\$375.00
80-8024-00	Late Fees Paid to Management	\$0.00	\$0.00
80-8060-00	Misc. Administrative Expense	\$1,000.00	\$500.00
80-8061-00	Website	\$0.00	\$100.00
80-8073-00	Meetings & Entertainment	\$750.00	\$425.00
80-8076-00	Recreation Committee	\$500.00	\$0.00
80-8081-00	Welcoming Committee	\$500.00	\$200.00
80-8083-00	Social Committee	\$103.00	\$1,500.00
Expense Accounts Total		\$39,900.00	\$39,900.00

Community Business Service Listings

Tutoring Services

Wayne Alston, tutor for 6-12 math and common core. Contact him at 706-726-4186 or 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.

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 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.

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.

Small Business Website Services

Print and website development services for small businesses, educational and non-profits. Fully customized websites, branding and graphic design services. JessicaNorman.com



Have a business you want listed?

Submit it online:
brownesferry.com/community-service-listings

or give it to an HOA 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.

Seasonal Safety Tips from CMPD

Safety in the Parking Lots

- Park and walk in well-lit areas.
- Walk with confidence, be aware of people around you and know where you parked
- Always lock your car doors.
- Have your keys in your hand so that you don't have to linger before entering your car. Check the back seat before you get in.
- Don't leave packages on the car seats. Keep packages out of sight in the trunk or under a covered rear cargo area.

Safety While Shopping

- Pay with checks or credit cards when possible. Don't flash large amounts of cash.
- Don't leave any purchases or your purse unattended while shopping or in a dressing room.
- Try to carry as little as possible. Make multiple trips to your vehicle to store your purchases.
- Never leave your children alone.
- If your children get separated from you, teach them to find a cashier or a security officer and ask for help.
- Report all suspicious activity. Call 911 with a description.

Home Security Tips

- Make sure your home is well lit. Turn on outside lights, spotlights,

motions lights, etc. and use several lights on timers while you are away.

- Keep all shrubbery trimmed.
- Remove anything a burglar could climb up on to gain entry or use to knock out a window or door, such as ladders, tools, tables and chairs.
- All exterior doors should be solid.
- Don't leave garage roll down doors open, even while you are home.
- Use a deadbolt lock to secure your doors. A good deadbolt should have a 1" throw. A double cylinders lock (needs a key on both sides to unlock) should be used if glass is near the lock.
- If you are going away contact a trusted neighbor or friend to pick up your mail and other deliveries.
- Try not to leave gifts in open view.
- Break up cartons before disposing of them.
- Engrave new gifts or purchases with your license number.
- Don't open your door to strangers. Be wary of solicitors and salespersons. If a stranger asks to use your telephone, tell them to stay outside, lock the door behind you and make the call for them. Never let a stranger inside your home.
- Don't give any information about yourself or your neighbor to a stranger.

Submit announcements at brownesferry.com

Register on brownesferry.com and you'll be able to submit your news and announcements (with images). Membership is only available to homeowners, and is a great way to stay up to date between homeowners association meetings.

BrownesFerry.com

Registration Code **BF2013**

Calendar of Events

Dec. 5 - Dec. 7

6-9 p.m.: Christmas in Davidson. More at christmasindavidson.com

10 a.m. - 9 p.m.: Sixth Annual Nativity Festival. More at nativityfestival.com.

Saturday, Dec. 7, 14 & 21

9-10:30 a.m.: Breakfast with Santa Cow, Chick Fil A Davis Lake.

Friday, Dec. 13

Recycling Collection

Saturday, Dec. 14

6-9 p.m.: Candlelight Christmas at Latta Plantation. \$8 per person (under 5 free). Learn more at lattaplantation.org.



Saturday, Dec. 21

6 p.m.: Christmas "Choo Choo" Train. Meet at Browne's Ferry Park. Hot cocoa will be served. Feel free to bring baked goodies to share at the park.

Holiday display contest voting.

Friday, Dec. 27

Recycling Collection

Dec. 23 - Jan. 3

CMS winter break

Friday, Jan. 3

Curbside pick-up of natural Christmas trees begins. Be sure to remove all decorations first.

Friday, Jan. 10

Recycling Collection

Monday, Jan. 20

Martin Luther King, Jr. Holiday

Thursday, Jan. 23

Annual Meeting, University City United Methodist Church, lower level.

Friday, Jan. 24

Recycling Collection

Have events? Send the details to brownesferryhoa@gmail.com