

Browne's Ferry Banner

Browne's Ferry Homeowners Association

February 2016

brownesferry.com

Keep Browne's Ferry beautiful to boost home values

In May 2015 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 mailed letters in June 2015 to homes not in compliance with our covenants.

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.

The grace period to address those covenant violations has ended. William Douglas will schedule a drive-through inspection in early March to document covenant violations.

If a home is found to have the same violation as it did in June 2015, the homeowner will be required to submit information regarding when they plan to address the violation. If not addressed in a timely manner, the homeowner will be subject to a hearing before the board and possible fines.

What Do Covenants Say?

See brownesferry.com/documents for the full text, but briefly:

- All fences must be approved.
- No temporary structures.
- Animals must be in reasonable numbers as pets for sole pleasure of occupants. No commercial use. Birds must be caged.
- Nuisances prohibited: storage of rubbish; unclean or untidy lot; foul odors; noises that will or might disturb the peace and quiet of surrounding occupants; unlicensed or inoperable vehicles; boats, RVs, trailers. Rubbish and/or inoperable vehicles can remain if inside an enclosed structure.
- Clotheslines, garbage cans, lawn equipment must be concealed from street view. No trash incinerators allowed.
- Upkeep to exterior includes yard, fence, walkway, shrubs and main dwelling.



Mark your calendars for upcoming social and community events

Saturday, March 26

Easter Egg Hunt at Browne's Ferry Park Help needed hiding eggs. There may be a furry visitor!

Saturday, April 9

Community Yard Sale. If you intend to host a yard sale, please email general categories of your sale items to brownesferryhoa@gmail.com. If enough homeowners participate, we will create a community map to distribute at the

community entrance to help people find your sales.

Other Events

Other community events may include block parties in May and a Panthers tailgate in September.

If you would like to help plan or organize any events, email Social Committee Chair Molly Hall at secretary@brownesferry.com.

HOA Meeting Minutes: Jan. 28, 2016

- Call to order at 7:30 p.m.
- Invocation by Dan Martin.
- Verification of Quorum by Molly Hall. No quorum; member meeting adjourned. Board meeting called to order.
- Hall read September 2015 minutes. Minutes approved.
- Old Business: Review of 2015 projects; Review of incomplete projects; discussion of covenant violations and enforcement.
- New Business: No board vacancies; Overview of projects planned for 2016; Review social agenda and set dates for events; Approval of 2016 operating budget.
- Open Discussion: Location of covenants; Google Fiber installation issues; siding vendor; recommendations for vendors online; amenities question; Boy Scout BBQ; community walking group.
- Meeting adjourned; board went into closed session.

HOA at a Glance

Next Meeting:
 Thursday, March 24, at 7:30 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



Time to remove tree bands

Tree bands were installed last fall to catch cankerworm moths. These bands need to be removed in March. To remove the bands, use scissors to cut through the green band. You can then unwrap the white fiber pad and throw away the materials. The sticky substance on the traps can gum up scissors, but Goo Gone works well to clean scissor blades.

If you need assistance removing tree bands, please email brownesferryhoa@gmail.com.

In order to maintain our community's grant status with the city, we will need to report volunteer hours spent removing the bands. If you'd like to report on approximately how many wingless moths you caught, it is like extra credit!

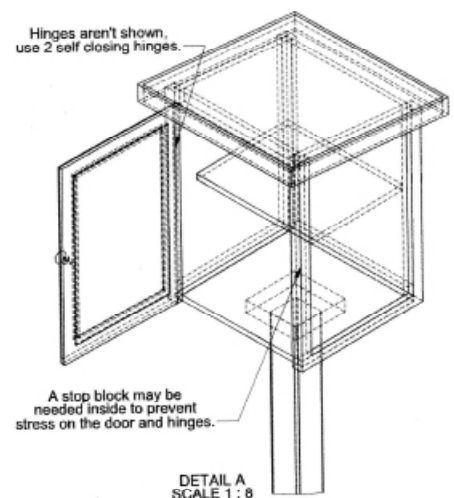
Little Free Library network slated for spring

Eagle Scout hopeful Phillip Harmon's plans for Little Free Library boxes were approved by the Architectural Review Committee. Harmon estimates a start date of mid-February and a completion date of mid-March.

Hosting homeowners will be contacted to decide on the exact location. As part of his Eagle Scout project, Harmon will install the library but will not use cement on the posts to allow for future removal, if necessary.

The "libraries" will be installed at volunteer hosts' homes along the street to allow pedestrians to give or take books as they please. Locations include:

- Abernethy home (sidewalk entrance to park - 3341 Brownes Ferry Road)



- Curley home (3324 Brownes Creek Road)
- Harris home (3422 Pasture View Court)
- Norman home (7210 Glen Brook)
- Thompson home (7537 Chapel Ridge Road)

Homeowners Association 2016 Budget

Income Accounts	
Regular Assessments	\$39,900.00
Late Fees	\$0.00
Interest - Reserves	\$0.00
Returned Check Fees	\$0.00
Income Accounts Total	\$39,900.00
Expense Accounts	
Buildings & Grounds	
General Exterior Repairs	\$350.00
Electrical Repairs	\$2,950.00
Landscape Contract	\$10,550.00
Landscape - Other	\$100.00
Irrigation System & Repair	\$200.00
Playground Expense	\$800.00
Utilities - Electric	\$3,250.00
Utilities - Water & Sewer	\$2,000.00
Administrative	
Office Supplies/Expense	\$1,000.00
Accounting Expense	\$1,150.00
Legal Expense	\$2,500.00
Insurance Premiums	\$1,900.00
Management Fees	\$8,400.00
Printing, Newsletter, Etc.	\$750.00
Late Fees Paid to Management	\$0.00
Misc. Administrative Expense	\$250.00
Website	\$125.00
Meetings & Entertainment	\$650.00
Recreation Committee	\$0.00
Welcoming Committee	\$325.00
Social Committee	\$2,150.00
New Beautification Committee	\$500.00
Expense Accounts Total	\$39,900.00

Browne's Ferry to adopt community streets

To make the community more appealing during grant applications, Browne's Ferry agreed to adopt the streets in our neighborhood as part of the City of Charlotte's Adopt A City Street program.

This program encourages residents to adopt streets and keep them litter-free. Our streets must be cleaned at least three times per year, including removing litter and illegal signs. We may also choose to mark storm drains and spot graffiti if necessary.

The city will install Adopt A City Street signs at both entrances to the neighborhood where the existing "no



soliciting" and neighborhood watch signs are posted.

If anyone is interested in leading this program for Browne's Ferry, please email brownesferryhoa@gmail.com.

Community Listings

Spanish Tutor

Tutoring Spanish levels 1 to AP and college. Spanish K12 certified teacher living in Browne's Ferry since 1995. Tutoring on weekends. Call Adela Henry (704) 598-1742.

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. Please visit: www.baitulhemayah.org. 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, ARTISTRY skin care, NUTRILITE health and wellness supplements and weight management products and SATINIQUE hair care products! Contact me at: ineveryplace@gmail.com with any questions you may have. My website is: www.amway.com/kimaber (15% discounts for all Browne's Ferry residents).

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. Call (806) 401-7550 or email at: jennifermartin360@gmail.com.

The Lake Norman Boat Club

"We own the boats, you own the fun!" Experience the pleasures of boating with a much smaller commitment than owning a boat. Variety of new quality boats with none of the work of owning a boat. www.lakenorthernboatclub.com, or call John Gillette at 704-483-5546.

Tutoring Services

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

Gillette Piano Studio

Would you like your child to learn to read music and play the piano? Competitive rates, ages 7 to adult, 15 plus years experience teaching piano. To learn more, call Ann Gillette at 704-598-2938.



facebook.com/groups/brownesferry



brownesferry.nextdoor.com



twitter.com/brownesferry



Early spring's lawn and garden to-do list

Here are some tips for things to do in February and March, thanks to Kathy Bretz of the Mecklenburg Extension Master Gardener volunteer program.

February

Start slow-developing flowers like alyssum, coleus, dusty miller, geranium, impatiens, marigold, petunia, phlox, portulaca, salvia and verbena. **Start herb seeds** now in your own indoor mini-greenhouse in a warm, bright location out of direct sunlight.

Watch for signs of growth in early spring bulbs. When about 1-inch high, **start removing mulch** (cloudy days are best).

Fertilize cool-season lawns (tall fescue) near the end of February. Don't fertilize again until September.

March

If you put up tree bands to prevent cankerworms, now is the time to **remove those tree bands**.

This is a good time to **clean and sharpen your garden tools**. Take time to **clean birdbaths** and feeders.

Turn over soil in vegetable beds. **Add** organic matter. **Plant** potatoes, onions, carrots, radishes, spinach, lettuce. Transplant cabbage and broccoli

(temps below 20° can still hurt them). Start tender veggies indoors (tomatoes, peppers, cucumbers).

Divide hostas. Apply pre-emergence herbicides before dogwoods bloom. Prune ever-blooming roses severely to force new growth. Thin out older canes on climbing roses (make cuts above outward-facing buds). Fertilize berry plants and fruit trees.

April

April 15 is widely considered the last frost date for our area, which means it is time to **set out warm season vegetables** (corn, cucumbers, squash and tomatoes). Put some lime in tomato planting holes to prevent blossom rot, and use cutworm barriers (such as foil or paper cups with the bottom cut off).

Prune ornamental shrubs, like holly, nandina and pyracantha. Prune early flowering trees and shrubs as soon as blooms fade.

Top dress summer flowering bulbs with a complete fertilizer.

Honeybees are swarming in April on the hunt for new hives. New swarms are not aggressive and should be left alone. Swarms that haven't found a hive will be collected from March through June by local beekeepers.

Local Events & Activities

Friday, February 19
Recycling Collection

February 19-21
LEGO Kidsfest at the Charlotte Convention Center. More info at legokidsfest.com.

Saturday, February 20

Rotary Global Swimarathon to end polio at the Huntersville Family Fitness & Aquatics center. Join the Rotary Club of Lake Norman as part of this global event. Swim 125 yards and donate \$5. Swimmers of all abilities are welcome. More info at lakenormanrotary.com/ncrotaryswim

February 26 - 27

Spring Children's Consignment at University City UMC. Public sale is on Friday from 6-9:30 p.m. Half price sale is Saturday from 8 a.m. to noon. More info at ucumc.org

March 5-6

Repticon Charlotte Reptile and Exotic Animal Expo at the Cabarrus Arena and Events Center. More at repticon.com/charlotte.html

March 11-13

TTB KIDz Consignment Sale at the Metrolina Tradeshow Expo Center. More info at ttbkidz.com

March 12-13

Latta Celtic Festival at Historic Latta Plantation. Live music, dance performances, historic demonstrations, craft vendors and more. More at lattaplantation.org.

Sunday, March 13

Animal Meet N Greet at Reedy Creek Nature Preserve. Meet the live animals, touch some critters and go on a short hike. Free. More info at parkandrec.com.

Saturday, March 19

20th Annual Charlotte St. Patrick's Day Parade & Charlotte Goes Green Festival in uptown. Parade starts at 11 a.m. Festival features live music, dancing, arts and crafts, kids zone and food vendors. More info at charlottepatdsday.com

Thursday, March 24

Recycling Collection

Baskets with the Bunny Party at 10 a.m. at Mallard Creek Recreation Center. Children can create Easter crafts, have a snack and visit with the Easter Bunny. Parent participation required. No egg hunt. Ages 2-5. More at parkandrec.com