

# Browne's Ferry Banner

## Community events expanded in 2013

In a review of the past year during the Annual Meeting on Jan. 23, the most noticeable change was the uptick in social events held in Browne's Ferry. In addition to the perennially-popular Easter egg

hunt, Halloween candy and Christmas train, Browne's Ferry added a summer National Night Out.

Events and activities helped create connections between neighbors that will

help Browne's Ferry community thrive as we venture into 2014.

Community leaders seek additional participation from residents. Event plans are discussed at each HOA meeting.

### HOA Meeting Minutes

Thursday, Jan. 23, at 7:00 p.m.

- Call to order at 7:15 p.m. - no quorum.
- Board member Martin Hare gave a review of 2013: new landscapers, National Night Out, Easter egg hunt, Halloween candy, Christmas train, communication enhancements through web, newsletter and Nextdoor.
- Community Manager reminded everyone of MyCharlotte app for smart phones to submit complaints to the city, and to check brownesferry.com for information between meetings.
- Reviewed finances for 2013. Major variances were in the social activities budget since the community held several more events than in the past.
- Discussed replacing Neighborhood Watch sign at entrance that was vandalized.
- Update on the quarry/greenway extension: City put it on the backburner with no time table for updates.
- Discussed updates on gazebo arson.
- Question posed about installing additional mulch at playground.
- Discussed safety and security issues at the gazebo, including possibly removing shrubs to increase visibility from street.
- Discussed disrepair of tennis courts. Board will gather possible options and then get community feedback for best option. Options discussed included refinishing the court, removing it altogether, transforming it into a picnic shelter.
- Discussed landscaping and flower beds at entrance. Will solicit for anyone interested in joining the advisory committee to give landscapers direction on what community wants to see from that area.
- Adjourned at 8:15 p.m.

## Help us build email contact list

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 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](http://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."

## HOA at a Glance

### Next Meeting:

Thursday, March 27 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



## Green thumbs: Give your input

### Help direct landscapers' plan for front entrance

Browne's Ferry contracted with new landscapers in 2013. Reedy Creek Landscaping also handles the front entrance for the Cheshunt community across Sugar Creek Road from our community entrance.

Questions were raised in a few homeowner's association meetings about the types of flowers or general visual theme used in the beds in our front entrance. Community Manager Victoria

Burnette explained that the landscapers seek direction from the homeowners as to the type of look and feel sought from the entrance.

If you are interested in helping come up with ideas for the landscapers, please plan to attend the next HOA meeting on March 27, or email brownesferryhoa@gmail.com to voice your interest in this project.

## See something? Say something

### Keep community safe by alerting police to suspicious activity

Neighbors can send crime prevention information to CMPD through the Crime Stoppers app for smartphones.



Remember, in an emergency or cases of crimes in progress, you should always call 911. With the Charlotte-Mecklenburg Crime Stoppers app, you can:

- Check the status of submitted tips.
- View Charlotte-Mecklenburg Crime Stoppers "Most Wanted" and "Crime of the Week."
- Call a Crime Stoppers Representative.
- Submit an email tip.
- Connect with Charlotte-Mecklenburg Crime Stoppers Social Media Pages.
- Receive notifications about crime-related incidences in your community; including AMBER Alerts.
- Send a video or photograph for easy tip submission.
- Find the nearest police station using GPS and receive turn by turn directions.

# Browne's Ferry Homeowners Association 2014 Budget

Account	Description	2013 Budget	2014 Budget
<b>Income Accounts</b>			
<b>Income</b>			
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
<b>Income Accounts Total</b>		<b>\$39,900.00</b>	<b>\$39,900.00</b>
<b>Expense Accounts</b>			
<b>Expenses - Buildings &amp; Grounds</b>			
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
<b>Expenses - Administrative</b>			
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
<b>Expense Accounts Total</b>		<b>\$39,900.00</b>	<b>\$39,900.00</b>

## Community Business Service Listings

### 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.

### Tutoring Services

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

### Small Business Marketing

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



**Have a business you want listed?**

Submit it online:  
[brownesferry.com/community-service-listings](http://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.

## Get involved at HOA meetings

We've seen a great increase in community activity and involvement over the past year and we'd like to see the trend continue in 2014. 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). The next meeting is scheduled for Thursday, March 27, at 7 p.m.

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.

If you are unable to attend HOA meetings, please email [brownesferryhoa@gmail.com](mailto:brownesferryhoa@gmail.com) or join [NextDoor.com](http://NextDoor.com)'s Browne's Ferry site to connect with neighborhood leaders as we build a stronger community.

## Master Gardener: February's to-do list

Do the occasional warm weather days have you itching to get to work in your yard?

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



### Perennials, Annuals & Bulbs

- Remember plants need water now to offset wind desiccation and lack of rain.
- 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).

### Lawn & Landscaping

- Avoid walking on grass or groundcovers while they are frozen, as leaves are tender and easily damaged.
- Make sure plants you've selected for your landscape are suited to the site (soil texture and pH, drainage, sun and shade patterns, wind, etc.) to reduce maintenance and enjoy a better looking landscape.

### Trees, Shrubs & Groundcover

- Watch for damage to trees and shrubs from ice and heavy winds. Remove any broken branches following proper pruning techniques.

## Calendar of Events

**Friday, Feb. 7**  
Recycling Collection

**Friday, Feb. 14**  
Valentine's Day

**Monday, Feb. 17**  
Presidents Day

**Thursday, Feb. 20**  
6:30 p.m.: CMPD Crime Reporting & Solutions Meeting. Hilton University Place (8629 JM Keynes Dr). Topics on the agenda to be discussed include recent crime trends, crime prevention tips and technologies used by law enforcement, Nextdoor and the future of the University City Division. A number of officers will be on hand to answer questions, hear your community concerns and address neighborhood/business ideas.

**Friday, Feb. 21**  
Recycling Collection

**Friday, March 7**  
Recycling Collection

**Sunday, March 9**  
Daylight Saving Time Begins (spring forward one hour). This is a great time to replace the batteries in your smoke and carbon monoxide detectors as well.

**Saturday, March 15**  
St. Patrick's Day Parade & Festival. The festival is located on S. Tryon St. between 3rd and Stonewall. Admission is free, and the festival runs from 10 a.m. to 6 p.m. It features Irish music, Irish dancers, bagpipers, Irish/Celtic and other vendors, a large children's amusement area and plenty of food and beverages. The parade starts at 11 a.m. and runs down Tryon from 9th St. to 3rd, then down 3rd to Caldwell.

**Monday, March 17**  
St. Patrick's Day

**Thursday, March 27**  
7 p.m.: Homeowners Association Meeting, University City United Methodist Church lower level

Have events? Send the details to [brownesferryhoa@gmail.com](mailto:brownesferryhoa@gmail.com)