

Browne's Ferry Banner

Celebrate Little Free Library with 'Read & Roll' on June 12

Prospective Eagle Scout and neighbor Phillip Harmon installed the remaining Little Free Library boxes across Browne's Ferry in the past few weeks. The project

encourages pedestrian activity and literacy. Participants are encouraged to take a book, leave a book, or both!

Come help us dedicate the libraries

on Sunday, June 12, at 6 p.m. during our 'Read and Roll' event. Ride your bike or walk to the nearest location, and bring any books you'd like to donate.

Homeowner survey results: enforce rules, boost security

As Browne's Ferry transitioned to Cedar Property Management, welcome letters were sent to every homeowner along with a homeowner survey. Of 210 homes, 42 homes completed and returned the survey.

What do you consider to be the most pressing issue?

Ranked in order of frequency:

- Security/safety/crime prevention
- Home maintenance issues/enforcing covenants
- Common area beautification and upkeep
- Rental homes / renters not upholding covenants
- Street parking
- Lilley home

continued inside...



Entrance renovations complete

Entrance work was completed in early May. The project included an overhaul to the electrical system, which brought in energy-efficient LED sign lighting, uplights for the crepe myrtles and lighting for the median sign and trees.

Almost all of the holly bushes were removed from around the signs to help increase visibility for our stonework.

White azaleas were installed in the median and at the signs, and a secondary color bed was installed at the base of each sign.

The project was included in the board's long-term Beautification Plan, and partially funded thanks to a Keep Charlotte Beautiful grant from the city of Charlotte.

HOA Meeting Minutes: May 26, 2016

- Call to order at 7:33 p.m. Board members Molly Hall, Dan Martin, Mike Meeker and Jessica Norman in attendance, as well as 6 homeowners. Reading and approval of March minutes.
- Discussion of new management and transition. Reaffirmed existing non-payment of assessment policy.
- Discussed first property inspection and results. More on back page.
- Norman shared results from entrance renovations. Subcontractor will reimburse \$590 for repair to irrigation system. City will reimburse \$2,425 as part of Keep Charlotte Beautiful grant.
- Norman shared update on Little Free Library project. More at top of page.
- Update on fitness station: Board approved purchase of Sherwin William suggested paint, with volunteers completing work by Aug. 2.
- Board discussed tennis court resurfacing. All asphalt options were ruled out based on cost or durability. Board approved VersaCourt tile multi-sport surface from Ultimate Courts. Norman will follow up with color selections, adding basketball goals inside fence and multi-sport lines. More details inside.
- Discussed upcoming events (National Night Out and potential Panthers viewing party), homeowner survey results (above) and Neighborhood Matching Grant ideas.
- Meeting adjourned at 9:07 p.m.

HOA at a Glance

Next Meeting:
Thursday, May 26, 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 Jeff Campbell at the address below. The deadline for submissions is the HOA meeting.

Cedar Management Group
9500 Old Statesville Road
Charlotte, NC 28269
mycmg.com

Jeff Campbell, Community Manager
jcampbell@mycmg.com
(704) 644-8808



April Yard of the Month:
4649 Appley Mead



May Yard of the Month:
7120 Cornerstone

Homeowners prioritize topics in latest survey

continued from front page

What concerns do you want the board to address?

Top responses included:

- Street parking / parking outside driveway
- Rental homes
- Covenant enforcement, specifically boats and trash cans
- Lilley home
- Basic home maintenance

Prioritizing topics

An average of rankings resulted in the following prioritization:

1. Maintaining low dues
2. Safety/crime prevention
3. Home maintenance
4. Landscaping/entrance appeal/flowers
5. Efficient communication methods
6. Social activities/events
7. Greenway access
8. Quarry access/enhancement

Issue with violation letter? Here's what to do

The volunteer board of directors contracts with Cedar Management to conduct property inspections and mail violation letters. Because homeowner survey results indicated a heavy interest in covenant enforcement (see above), Cedar's property inspector was not given any direction other than our covenants.

The first inspection with Cedar was completed on April 28. The inspections were done by a neutral, third-party observer. This was done to prevent any potential bias. Letters were mailed in early May.

The volunteer board received feedback from some homeowners regarding the letters received in May. Several homeowners detailed their plans for improvements and were granted extensions to complete work.

Others were concerned with how

stringent the notices were regarding grass and weeds in the grass. The volunteer board of directors discussed this at the May 26 meeting, and contacted the property manager to adjust the next property inspection to focus more on home maintenance issues and less on turf management.

If there are other questions or concerns regarding a property inspection finding, please contact Cedar Management. All calls are logged, and the volunteer board of directors is alerted to concerns. It is never appropriate to be aggressive toward your volunteer board of directors.

Do you see an issue in the community and want the property inspection to note it? Fill out the "report a violation" form on brownesferry.com or contact Cedar Management.

Board selects tennis court repair option

Why did this take so long to address?

The volunteer HOA board put the issue to a vote by homeowners over a year ago. The vendor quotes used to create those ballot options were not accurate. They estimated roughly \$12,000 to resurface the court. After new vendor quotes were obtained, the volunteer board saw that the cost was much higher. Wanting to be good financial stewards of the community's funds, the volunteer board gathered new quotes (detailed below) and carefully studied how each differed.

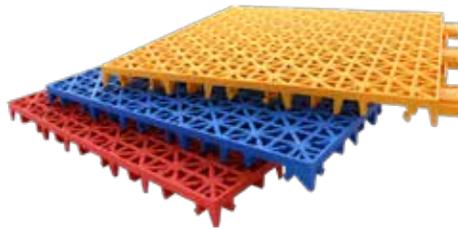
Why will it cost so much?

Asphalt vendors consulted with volunteer board members and informed them that when the court was originally created, it barely met standards for tennis court thickness, both in the concrete base and the asphalt overlay. Compound that with the lack of maintenance over decades, and the need for in-depth work increased the cost tremendously.

How much do we have in reserves?

The HOA has approximately \$70,000 in surplus funds, and some of it has been earmarked for future playground mulch refills and 5-Year Beautification Plan maintenance projects. When originally

put up for a vote, homeowners were informed that "a financially sound non-profit corporation is suggested to hold at least 6-12 months of its operating budget in reserves (\$19,950-\$39,900). With that in mind, the community could commit \$29,854-49,804 of its current reserves toward amenity updates."



What will the new court include?

VersaCourt multi-sport tile is installed over the existing surface, and creates a porous surface that is extremely weather resistant. Water drains through it and away from the court, it does not retain heat like asphalt and it can be configured for multiple sport applications. It comes with a 15-year guarantee. Learn more about the surface at versacourt.com.

The volunteer board is also looking into the cost involved in adding a keypad lock to the court gate, which would limit access to homeowners. Once installed, dogs can no longer be permitted within the court.

Vendor	Estimated Cost	Notes
RAM Pavement Services	42,130	new 2" overlay no guarantee cracks won't reappear within 12 months doesn't include fence reinstallation
Red Clay Industries	31,780	new 2" overlay no guarantee cracks won't reappear within 12 months doesn't include fencing reinstallation
Court One	57,369-65,000	removal of entire court rebuild from base up new fence and net
Ultimate Courts	48,063 + keypad lock	spot-repair existing surface VersaCourt tile basketball and tennis lines paint fence posts, new chainlink new basketball goals and tennis net

Community Listings

Affordable Mowing Service

Lawn Mowing at a great price. Please call Michael at 704-942-6620.

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 Brownes 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.lakenormanboatclub.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

Join local Moms Group for play dates and more

Mothers in and near Browne's Ferry formed a North Charlotte Moms Group to encourage interaction, play dates and more. The group has met up at Browne's Ferry Park, neighborhood homes and Discovery

Place KIDS so far, and are planning other outings.

To connect with the group, please join the Facebook group:

<http://bit.ly/1NfjRHu>

Local Events & Activities

Friday, June 10
Recycling Collection

Taste of Charlotte festival with more than 100 samples from local restaurants. The three-day event also includes live music, street performances and children's activities. tasteofcharlotte.com

Sunday, June 12
'Read and Roll' event to dedicate our newly installed Little Free Library network. Meet at Browne's Ferry Park at 6 p.m., where we'll ride bikes (or walk) to the other locations.

Wednesday, June 15
Free family fishing at 10 a.m. at McDowell Nature Center. The center provides rods, tackle and bait. Registration required: parkandrec.com

Saturday, June 18
Food Truck Rally at Prosperity Village from 4-9 p.m. Parking is limited, and the turnout has been tremendous. BYOB, no coolers or kegs. See food truck lineup at eatfromatruck.com.

Second Annual Fire Truck Show at the NC Transportation Museum in Spencer. More at nctrans.org

Friday, June 24
Recycling Collection

Friday, July 8
Recycling Collection

Saturday, July 16
Food Truck Rally at Prosperity Village from 4-9 p.m. Parking is limited, and the turnout has been tremendous. BYOB, no coolers or kegs. See food truck lineup at eatfromatruck.com.

Friday, July 22
Recycling Collection

Friday, July 28
HOA Board Meeting at UCUMC at 7:30 p.m.

Tuesday, Aug. 2
National Night Out at Browne's Ferry Park from 6-8 p.m. Come out for free Rita's Italian Ice and visits from our local CMPD officers. Arrangements are also being made to screen a movie on the new tennis court after dusk.

Community Guidelines

Parking

- Be sure there is at least 12 feet for vehicles to pass
- Cars should point in the direction of traffic, not against
- Don't park in the grass or block sidewalks

Trash

- Saturday - Thursday: Trash bins must not be visible from street (behind fence or in enclosure)
- Friday: Trash + recycling + lawn clippings go to the curb for pick up
- Bulky Pick Up: Bulky items, such as furniture, must be scheduled first. Call 311.

Appearance + Noise

- Keep lawns mowed and flower beds weeded
- Maintain home exterior: siding, windows, walkways
- Don't store stuff in view of the street (including boats)
- Animals must be leashed or fenced, and must not disrupt neighbors

Read the full community covenants online: BrownesFerry.com/documents