

# Browne's Ferry Banner

## Park vote pushed to March meeting

Because quorum requirements were not met at the Jan. 29 meeting, voting on the park amenity options will be pushed to the adjourned Annual Meeting on March 26. Quorum for the January meeting would have been a majority of homeowners (51% or 106 homes). The March meeting, as detailed in our Bylaws, only needs 40% (or 84 homes).

Homeowners do not need to be present and can submit their park option vote by proxy. Information and additional forms will be mailed to each home in March.

If you submitted your ballot at the meeting or by proxy, you will not need to resubmit it. We currently have 35 votes of the 84 needed to meet quorum in March.

In the event we do not reach quorum

in March, the Board will proceed with Option 1A, resurfacing the existing tennis court. This option does not require homeowner approval before proceeding.

### Unofficial Results

- Option 1A (resurfacing): 13
- Option 1B (tile resurfacing): 8
- Option 2 (removal): 14
- Option 3 A & B (construction): 0

### Annual Meeting Minutes

Thursday, Jan. 29, at 7:00 p.m.

- Call to order at 7:04.
- Invocation by Darnell Shaw.
- Verification of Quorum by Secretary Mike Meeker. Quorum not met. Jessica Norman moved to adjourn Meeting of Members and hold unofficial vote on park options. Motion passed.
- Business meeting opened at 7:12.
- Meeker read minutes from Jan. 9 board meeting. Minutes approved.
- No unfinished business.
- Tony Lazzarro requested information on liability insurance policy for quarry and common areas. This information is printed on the back page.
- No greenway updates, but Norman will bring it to homeowners when county makes any proposal.
- Discussion of 3317 Brownes Creek included city actions to date and homeowner options. Martin Hare recommends calling Jerry Greene (704-432-6812) regarding code enforcement complaints.
- Updates on Brownes Ferry Road speed humps
- Open discussion for park options. Overall feeling was that the default option should be maintenance. Norman made motion to hold adjourned Meeting of Members in March in hopes of meeting quorum. If quorum is not met, Board will proceed with resurfacing. Motion passed.
- Open session closed at 8:22. Closed session ended at 9:14.

## Avoid late fees by setting up assessment payment plan

Annual assessments were due on Jan. 1, and late penalties started Jan. 30. If you're having trouble paying the \$190 annual assessment, there are options that avoid the late fees you'd otherwise face.

Call William Douglas Property

Management (704-347-8900) and ask to set up a payment plan for your account balance.

As long as you make payments according to the terms of the agreement you set up, you will not face late penalties.

## Easter Egg Hunt slated for March 29

The annual Browne's Ferry Easter Egg Hunt will be held on Sunday, March 29, from 2-4 p.m. at Browne's Ferry Park. All ages are welcome to attend!



## No new information on greenway plans

Mecklenburg County's Greenway Planner anticipated having a proposal regarding the greenway extension over our common areas. The proposal was expected by mid-December, but the board has not yet received anything.

When the proposal is presented it will be shared with homeowners. Any changes to our common areas require the approval of 60% of homeowners. Any action would require that approval before moving forward.

## 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](mailto: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](http://wmdouglas.com)

Victoria Burnette Community Mgr  
[vburnette@wmdouglas.com](mailto:vburnette@wmdouglas.com)  
704-347-8900 ext 108

# City, community rules refresher

As we dig deeper into 2015, let's take a moment to review a few community covenants and city ordinances:

### Architectural Review

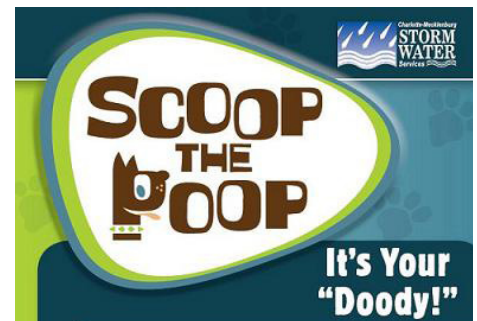
- Any exterior changes to homes must be approved by the Architectural Review Committee BEFORE beginning work. This includes painting (even repainting the same color exterior), renovations, additions, hardscaping (patios, cement slabs, etc.) or fencing. ARC forms are available at [brownesferry.com/documents](http://brownesferry.com/documents).

### Curbside Appearance

- Rubbish, inoperable vehicles and boats/trailers are not permitted to remain on any lot.
- Lots must be neat and attractive, including roofs, shrubs, trees, lawns, walkways and building surfaces.

### Street Parking (city ordinances)

- Park with traffic flow (don't cross the street to park at a curb).
- Cars parked on both sides of a street must allow a minimum of 10 feet for cars to pass.
- No parking within 30 feet approach of a stop sign.
- No parking that blocks private driveways.
- No parking on front lawns.



### Dog Waste

- Dog waste is considered "raw sewage" by the city. It must be bagged and disposed of -- not left in areas where it can pose health hazards to humans or get into storm drains.

### Trash

- Trash and recycling bins must not be visible from the street. The only exception is on Fridays to allow curbside pickup.
- Bulky item collection must be scheduled with the city and not left curbside.

### Rental Properties

- Renters must abide by neighborhood covenants, including nuisance restrictions (noise, trash, etc.).
- Owners must submit their off-site addresses (in writing) to William Douglas.
- Owners must register their rental properties with the city: <https://rentalregistration.charlottenc.gov>



[facebook.com/groups/brownesferry](https://facebook.com/groups/brownesferry)

[brownesferry.nextdoor.com](http://brownesferry.nextdoor.com)

 Nextdoor

# 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.

# Board approves automation of Non-Payment of Assessments

During closed session at the Jan. 29 meeting, the Board of Directors approved a Non-Payment of Assessment Policy that will guide how assessments are collected and non-payment is remedied.

Many board members did not wish to be made aware of the homeowners' names and identifying information in

order to maintain a healthy community environment. The policy allows William Douglas and the collections attorneys to handle all non-payment remedies without involving the board.

To review the full policy, visit [brownesferry.com/documents](http://brownesferry.com/documents) or request a copy from William Douglas.

## Common area insurance review

Browne's Ferry Homeowners Association must maintain insurance policies for both its business and common

area liabilities. A review of the policy documents shows that the common areas are insured for \$2 million/\$4 million.

## Get your gardens ready for spring

*Courtesy of the Mecklenburg Master Gardener Volunteer Kathy Bretz*

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

### IN MARCH

Turn over soil in vegetable beds; add plenty of organic matter. Plant potatoes, onions, carrots, radishes, spinach, lettuce, beets and radishes; transplant cabbage and broccoli (temperatures below 20 can still hurt them).



Plant hardy woody vines like clematis. Divide and replant mature hosta clumps as new growth begins. Cut back liriop before new growth begins.

Apply pre-emergence herbicides to lawns by the time dogwoods bloom.

## Have input on entrance flowers?

The Beautification Committee seeks input on the spring/summer flower beds at the entrance to our neighborhood. This input will then be shared with the landscaper.

Are there specific flower types or colors you'd like to see? Do you have another neighborhood in mind you'd like us to emulate? Email your suggestions to [brownesferryhoa@gmail.com](mailto:brownesferryhoa@gmail.com).

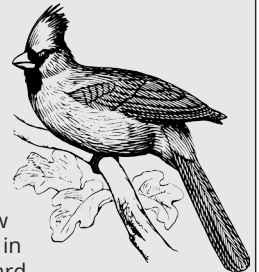
### Local Events

#### Tuesday-Sunday, February 10-15

Latta Plantation Sweetheart Tours. See historical courting traditions. Tickets are \$7, with kids under 5 free.

#### Saturday, February 14

Great Backyard Bird Count at Reedy Creek Nature Center from 10 a.m. to noon. A naturalist will answer questions and help you learn how to count birds in your own backyard. Free.



NoDa Food Tour from 11 a.m. to 2 p.m. Admission is \$49 and includes food and beverage samples from locally-owned restaurants, bars, shops and artisans. [feastfoodtours.com](http://feastfoodtours.com)

#### Friday, February 20

Recycling Collection

#### Saturday, February 21

Animal Meet-N-Greet at Reedy Creek Nature Preserve from 2-3 p.m. Meet live animals and go on a hike. Free.

#### Thursday-Saturday, Feb. 26-28

CIAA Fan Fest at Charlotte Convention Center, uptown. Celebrity appearances, performances and games. Free.

#### Saturday, February 28

Family Fort Building at Latta Plantation from 1-3 p.m. Learn tricks before heading out to the woods in search of the best fallen sticks, logs and leaves for your fort. Free for all ages.

#### Friday, March 6

Recycling Collection

#### Friday & Saturday, March 6-7

UCUMC Consignment Sale. Public sale on Friday from 6-9:30 p.m. Half-price sale Saturday from 8 a.m. to 2 p.m.

#### Saturday, March 14

Annual St. Patrick's Day Parade kicks off at 11 a.m. on Tryon Street, uptown.



#### Friday, March 20

Recycling Collection

#### Sunday, March 29

Browne's Ferry Egg Hunt from 2-4 at Browne's Ferry Park.