

Browne's Ferry Banner

Make plans to attend Annual Meeting Jan. 28

The Browne's Ferry Annual Meeting of Members is scheduled for January 28. While most HOA meetings are business meetings intended for board members, the Annual Meeting is specifically for all members (aka homeowners). If at least 50% of Browne's Ferry's 210 homes are represented, the board of directors' seats are opened for election. If quorum (aka the minimum attendance) is not met, the member meeting is closed and

the board will hold a normal business meeting that night.

All homeowners are encouraged to attend the annual meeting, and also encouraged to stay during the board meeting if quorum is not met.

Please review items planned for this meeting inside this newsletter. If you have concerns you would like brought to the attention of the board, please email brownesferryhoa@gmail.com.

Homeowner Meeting

Thursday, January 28, 2016
7:30 p.m.
University City UMC, lower level

See inside page for items up for discussion

If quorum is met (50% of homeowners in attendance or represented by proxy), we will hold a board election and present business for homeowner vote. If we do not meet quorum, the member meeting will be adjourned and the board will hold a regular business meeting, which homeowners are welcome to attend.



Christmas Train a big hit with a surprise visitor

The community celebrated the holidays with the perennial favorite "Little Blue Choo" on Friday, Dec. 11. The train took passengers around the neighborhood to look at the light displays, then warm hot chocolate and candy canes greeted folks as they waited to talk to Santa himself!

The winner of this year's Christmas lights contest was the Harris family at 3422 Pasture View (pictured below).



HOA Board Meeting Minutes

- December meeting canceled due to lack of quorum. Business items tabled for January meeting.

HOA at a Glance

Next Meeting:

Thursday, Jan. 28, 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

Annual Meeting agenda items

The following items are planned for discussion and/or vote at the Annual Meeting of Members on Jan. 28, 2016, at 7:30 p.m. at University City UMC.

Quorum & Board Election

If enough homeowners either attend the Annual Meeting or designate a proxy to represent them at the meeting, homeowners will elect who they would like to serve on the board of directors. The board of directors then appoints officers (i.e. president, treasurer, etc.).

In the event that there are not enough homeowners present, the current board remains and the Annual Meeting is adjourned. The board will hold a business meeting that night, in which homeowners are encouraged to stay and participate.

Old Business

- **Completed Projects:** This includes reports from each committee chair detailing what happened and what was completed. Some of these projects include park renovations, entrance work, social activities and city grants.
- **Incomplete Projects:** This includes discussion of any projects that haven't

yet been completed (such as the Little Free Library network, tennis court resurfacing, tree banding, etc.).

- **Outstanding Issues:** Brief overview of existing issues that have not yet been solved. This includes the 6-month grace period ending for home maintenance and community covenant violations.

New Business

- **2016 Projects:** Overview of projects anticipated for the upcoming year, including landscaping and maintenance.
- **Social Committee:** Set dates for anticipated social activities.
- **2016 Budget:** Formal approval of budget (proposed budget on next page).

Open Discussion

Depending on time, the presiding officer may open the floor for discussion of items not included on the agenda.

If you have an issue you would like to bring to the board's attention, or you would like to discuss during the January meeting, please email brownesferryhoa@gmail.com as soon as possible.

HOA Assessment late fees start Feb. 1

Don't forget to submit your HOA Assessment of \$190 by Jan. 31 to avoid any late fees.

If for any reason you are unable to pay your Assessments by the due date, contact William Douglas Property Management to discuss a formal payment plan. This

formal payment plan setup will allow you to pay your Assessment in installments and avoid any late fees.

Action is required. If you do not pay in full or set up a payment plan, your account will be charged a late fee for each month, starting Feb. 1.

Browne's Ferry Homeowners Association 2016 Proposed Budget

	2015 Budget	2016 Budget (Proposed)
Income Accounts		
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
Income Accounts Total	\$39,900.00	\$39,900.00
Expense Accounts		
Buildings & Grounds		
General Exterior Repairs	\$350.00	\$350.00
Electrical Repairs	\$100.00	\$2,950.00
Landscape Contract	\$12,000.00	\$10,550.00
Landscape - Other	\$250.00	\$100.00
Irrigation System & Repair	\$200.00	\$200.00
Playground Expense	\$1,000.00	\$800.00
Utilities - Electric	\$3,500.00	\$3,250.00
Utilities - Water & Sewer	\$2,775.00	\$2,000.00
Administrative		
Office Supplies/Expense	\$1,000.00	\$1,000.00
Accounting Expense	\$1,150.00	\$1,150.00
Legal Expense	\$3,000.00	\$2,500.00
Insurance Premiums	\$2,300.00	\$1,900.00
Management Fees	\$8,400.00	\$8,400.00
Printing, Newsletter, Etc.	\$750.00	\$750.00
Late Fees Paid to Management	\$0.00	\$0.00
Misc. Administrative Expense	\$250.00	\$250.00
Website	\$125.00	\$125.00
Meetings & Entertainment	\$425.00	\$650.00
Recreation Committee	\$0.00	\$0.00
Welcoming Committee	\$325.00	\$325.00
Social Committee	\$1,650.00	\$2,150.00
Beautification Committee	\$350.00	500
Expense Accounts Total	\$39,900.00	\$39,900.00

Start or join community clubs that match your interests

Many homeowners have voiced interest in starting clubs or gatherings with neighbors based on interests.



Browne's Ferry Friends

Organized by Jennifer Martin, this group provides fellowship for neighbors. They held a cookie exchange in December, and have more plans for 2016. For more information, email jennifermartin360@gmail.com.

Fitness Group

Adela Henry hosts a group to discuss walking and eating tips. The group is

free and meets at her home. For more information, email ahenry40@gmail.com.

Other potential groups:

The sky's the limit when it comes to what is possible with community groups. Here are a few ideas that just need someone to champion:

- **Playdates.** Browne's Ferry has a large population of school-aged children.
- **Exercise groups.** There is a large population of mothers with stroller-aged children and stay-at-home or work-at-home adults who would love companionship while exercising.
- **Gardening:** Browne's Ferry held a plant swap in the past to share and divide perennials.

- **Book clubs:** From Bible studies to the latest best sellers, gather with neighbors to share ideas and perspectives.
- **Fundraisers:** Invite neighbors to increase your non-profit organization's benefits.

Start a New Group

If you would like to start a club or hold an event that is open to neighbors, please be sure to post it on one of our social networks:

facebook.com/groups/brownesferry
brownesferry.nextdoor.com

Also, please email your group's information, including the name, time and place of meetings and contact information to:

brownesferryhoa@gmail.com

A look ahead at '16 projects

The Browne's Ferry Board of Directors have a full slate of activities and projects anticipated for 2016. We will need volunteers and project leaders.

- **Entrance electrical overhaul**
- **Fitness Station:** Work started on the old playground area in 2015 included removing the swingset frame and railroad ties. The area was graded and seeded, maximizing the green space available for community use. In 2016, the old jungle gym transformation will be completed by installing workout signage and repainting the structure.
- **Adopt a City Street:** In order to look more appealing in city grant applications, the HOA plans to adopt the streets in our neighborhood. At least twice per year we must organize volunteers to collect litter.
- **Fall Tree Banding:** Browne's Ferry intends to apply for a city grant again next fall to cover the cost of cankerworm tree banding supplies. Volunteers will be needed.
- **Panthers Tailgate:** Possibly in conjunction with some sort of contest, such as a chili cookoff, this event would allow neighbors to tailgate at the park.
- **Summer activity:** Whether National Night Out or a summer block party, we'd love to hear your ideas for a community activity.



facebook.com/groups/brownesferry

brownesferry.nextdoor.com Nextdoor

Community Business Service 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 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.

Tutoring Services

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

Calendar of Events

Saturday, January 16

9 a.m. - 4 p.m.: Family Geocaching at Latta Plantation Nature Center. Explore the nature preserve and find hidden treasures. Free. parkandrec.com

10-11 a.m.: Build Your Own Terrariums at Reedy Creek Nature Center. All supplies are included. For ages 8 and up, \$12. parkandrec.com

10 a.m.: Petapalooza at Charlotte Nature Museum. Celebrate furry, feathered, scaly and slimy creatures. Visit with rescued and exotic pets and learn about responsible pet ownership. Cost \$8, which includes museum admission. charlottenaturemuseum.org.

11 a.m. - 2 pm.: City of Charlotte MLK Holiday Parade. March along the streets of uptown Charlotte with members of the community to celebrate the life of Dr. Martin Luther King Jr. Free. mlk.charlottevibe.com.

1 p.m.: Dr. Martin Luther King Jr. Day at Discovery Place KIDS in Huntersville. Cost \$10. discoveryplacekids.org

Monday, January 18

Martin Luther King Jr. Day - No School

Wednesday, January 20

CMS Early Release Day

Thursday, January 21

6-7 p.m.: Owls of Mecklenburg County at Reedy Creek Nature Center. Learn basic information, then go on a short walk to listen and look for local owls. Ages 6 and up, \$3. parkandrec.com.

Friday, January 22

Recycling Collection

Saturday, January 23

12-2 p.m.: Kidgets Club Pirate and Princess Party at Concord Mills food court. Includes a dance party with DJ Pirate Steve, a craft with a Warrior Princess and face painting with a Frog Princess. Also a special appearance by Princess Elsa for photos and a performance of "Let It Go." \$5 for all ages, free for Kidgets members. simon.com

Monday, January 25

CMS Teacher Workday - No School

Friday, February 5

Recycling Collection

Friday, February 19

Recycling Collection