

Browne's Ferry Banner

Browne's Ferry Homeowners Association

June 2015

brownesferry.com

Nominate neighbors for Yard of the Month

The Beautification Committee is looking for nominations for the best "curb appeal" in Browne's Ferry.

The awards will span from April to September, and winning homes will receive a \$25 gift card to Lowe's and a

small sign to display to the street.

To nominate a home, visit BrownesFerry.com, email brownesferryhoa@gmail.com or call William Douglas Property Management: 704-347-8900 ext. 108.

Nominations will be accepted until the 20th of each month, online voting will take place 21-25th and a winner will be awarded on the 26th. Let's keep Browne's Ferry a beautiful neighborhood!

HOA Meeting Minutes

Thursday, May 28, at 7:00 p.m.

- Call to order at 7:00 p.m.
- Read and approved minutes from March meeting.
- Tennis court contractor selection: Bids are much higher (double) the original estimate. More on inside page.
- Beautification 5-year plan: Plan for larger projects currently in draft form. Jessica Norman described city grant application for matching funds to spruce up old playground area and convert it to a fitness station.
- Welcome Committee report for 2014. Molly Hall described home visits and solicited for volunteers.
- Covenant Enforcement: Board approved broad enforcement with 6-month grace period to allow for higher cost maintenance issues. More on inside page.
- Solar Panels: Board approved solar panels as a home addition, which will require ARC approval.
- Open Discussion: National Night Out will be on Aug. 4. Need volunteers. Hall arranged for Rita's cart and will look for food truck and firetruck visits. Potential basketball freethrow contest for older participants.
- Tree Banding: Norman found city matching grant for cankerworm tree banding in the fall. Board committed to helping subsidize the cost in order to increase participation.
- Block Party: Slated for May 30 on Groveview Court. Other streets encouraged to organize block parties.
- Social ideas: outdoor movie night, food trucks, Panthers viewing, farmers market / CSA pick-up.
- Damage to entrance caused by car.
- NextDoor app: Martin Hare encourages all homeowners to connect using app.
- Meeting adjourned at 8:30 p.m.



April Yard of the Month:
3611 Brownes Ferry Road



May Yard of the Month:
7120 Brownes Ferry Road

Seeking volunteers for Little Free Library

Several homeowners have voiced interest in establishing a Little Free Library network across Browne's Ferry. The Little Free Library is a collection of boxes where neighbors can deposit and take free books. It encourages pedestrian activity, recycling, reading and sharing among neighbors.

We are in need of someone to volunteer to build these Little Free Libraries. The hopes are that there is a Boy Scout troop or homeschooling group in need of a community service project.

The project would include:

- fundraising for supply costs
- building 5 library "stations"
- installing the stations in volunteers' lawns

If you know of a group interested in



helping Browne's Ferry start a Little Free Library, please email brownesferryhoa@gmail.com.

If you are interested in hosting one of the library boxes in your yard, please email brownesferryhoa@gmail.com.

HOA at a Glance

Next Meeting:
Thursday, July 30 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,
 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

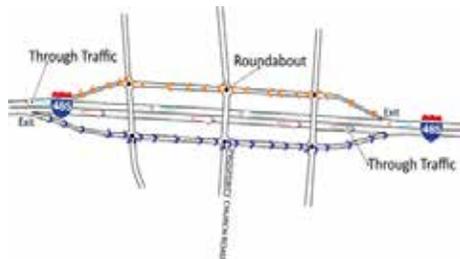
4523 Park Road, Suite 201A
 Charlotte, NC 28209
 wmdouglas.com

Victoria Burnette Community Mgr
 vburnette@wmdouglas.com
 704-347-8900 ext 108

I-485 slated to open June 5

The NC Department of Transportation announced it plans to open the final leg of I-485 on Friday, June 5. With the completion of the loop around Charlotte will hopefully come some traffic relief for

Harris Boulevard and Eastfield Road. The following images show how traffic will flow at the new exits from Mallard Creek Road and the Prosperity Village areas.



Prosperity Village Area



Mallard Creek Road

Tennis court resurfacing on hold

The Homeowners Association received four bids for tennis court resurfacing following the March meeting. We were unable to verify the bid given by a contractor a few years ago, which was used in the original member vote. That bid was much lower than any of the bids received this year. Contract bids included:

- **Red Clay Industries, Inc: \$31,780**
 Includes flex pave overlay and acrylic resurfacer, but not the removal or possible damage of fencing.
- **Court One: \$39,085-47,777**
 Includes removal of fencing, recycling existing asphalt, 2" of ABC stone for grading, fine grade stone base and reinstallation of nets/fencing. Potential \$8,692 additional cost for cement stabilization, fine grade and compacting for paving.
- **RAM Pavement Services: \$36,130**
 Includes flex pave overlay and acrylic resurfacer, replacing nets but not removal or replacement of fencing.

- **Flexacoat: \$38,789**
 Includes cleaning the existing court, realigning the backboard, capping existing surface, reattaching lower fencing, replacing the fence latch/lock and installation of multipurpose tile surface. More at versacourt.com

Because the cost to resurface the court is so much higher than originally anticipated, the board has decided to get more detailed information on the maintenance costs for each surface type.

If deemed necessary, the board will communicate these costs to homeowners for possible resurfacing reconsideration. The board does not want to commit to the cost of resurfacing the court without knowing the long-term maintenance requirements. Contractors suggest \$5,000-7,000 in asphalt surface maintenance every 5 years. Multisurface tiles fade due to UV exposure after 15 years and must be repainted.

Board renews focus on community covenants

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 will document all homes not in

compliance with our covenants (briefly detailed below) during the first week of July. Letters will be sent out at that time.

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 to correct issues before violations are subject to hearings and possible fines.

Browne's Ferry Community Covenants (at a glance)

6.2 Approval of Plans and Architectural Committee.

No construction, reconstruction, remodeling, alteration, roofing or addition to any structure, building, fence, wall, drive or walkway, or exterior color change, shall be commenced or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein be made after completion of construction of said dwelling, unless and until the plans and specifications showing the nature, kind, shape, height, color, material and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Committee.

6.3 Residential Use. All Lots shall be used for residential purposes only.

6.6 Walls, Fences and Hedges. No fence, hedge or wall of any type shall be erected or maintained on a Lot, except such fences, hedges or walls as may be installed, constructed or erected with the initial construction of the main dwelling located on said Lot, or as may later be approved by the Committee.

6.7 Use of Outbuildings and Similar Structures. No structure of a temporary nature shall be erected or allowed to remain on any Lot, and no trailer, shed, tent, garage, carport or any other structure of a similar nature shall be used as a residence either temporarily or permanently. No television satellite dishes shall be erected on any lot.

6.8 Animals and Pets. No animals,

livestock or poultry of any kind shall be raised, bred, pastured or maintained on any Lot, except household pets which may be kept thereon in reasonable numbers as pets for the sole pleasure and use of the occupants, but not for any commercial use or purpose. Birds shall be confined in cages.

6.9 Signs. No advertising signs of any type shall be erected, placed or permitted to remain upon any Lot or Common Area with the exception of a single sign "For Rent" or "For Sale," which sign shall not exceed 2 feet by 3 feet in dimension and shall refer only to the premises on which displayed, there being only one sign to a Lot.

6.10 Nuisances. No offensive or illegal activity shall be carried on upon any Lot, nor shall anything be done thereof which is or may become an annoyance or nuisance to any other Owner. No Lot shall be used in whole or in part for storage of rubbish of any character whatsoever, nor for the storage of any property or thing that will cause such Lot to appear in any unclean or untidy condition or that is unsightly; nor shall any substance, thing or material be kept upon any Lot that will emit a foul odor or that will cause any noise that will or might disturb the peace and quiet of the occupants of surrounding Lots. No trash, rubbish, stored materials, wrecked, unlicensed or inoperable vehicles, boats and/or trailers, recreational vehicles, television satellite dishes or similar unsightly items shall be allowed to remain on any Lot outside an

enclosed structure. However, the foregoing shall not be construed to prohibit temporary deposits of trash, rubbish and other such debris for pick up by governmental and other similar garbage and trash removal service units.

6.11 Clotheslines, Garbage Cans, Etc.

All clotheslines, garbage cans, lawnmowers and similar equipment shall be kept, in an enclosed structure or screened by adequate planting or fencing so as to conceal same from the view of neighboring Owner and Streets. Incinerators for garbage, trash or other refuse shall not be used nor permitted to be erected or placed on any Lot.

6.13.a Exterior maintenance, upkeep and repair to the main dwelling on each Lot, yard, fence, walkway and shrubbery shall be the sole responsibility and expense of the Owner of the Lot subject to the reasonable requirement as may from time to time be established by the Committee to insure the continuity and harmony of exterior design of Browne's Ferry.

6.13.b All Lots, together with the exterior of all improvements thereon, shall be maintained in a neat and attractive condition by their respective Owners. Such painting, repairing, replacing or caring for roofs, gutters, downspouts, building surfaces, trees, shrubs, walks or other exterior improvements.

To read the full text, visit
brownesferry.com/documents

City of Charlotte Common Neighborhood Nuisance Violations

Rollout Containers (Trash Bins)

\$50 FINE: Rollout containers must be placed at the curb no earlier than the day before the collection day and must be removed by midnight on collection day. They should not block the sidewalk. \$25 FINE: Rollout containers may not be stored in front of a home.

Yard Waste

\$50 FINE: Yard waste should be placed at the curb prior to the day preceding collection day and in small, neat piles. Leaves must be placed in cans or untied bags. Limbs must be no longer than 5 feet and no larger than 4 inches in diameter. Tree trunks must be 4 inches in diameter or less.

Tall Weeds & Grass

\$50 FINE: Failure to cut weeds or grass and

overgrowth exceeding one foot on the average will result in a violation.

Bulky & Junk Items

\$50 FINE: Eligible items must be scheduled for collection. Call 311 to schedule pickup. Items cannot be placed at curbside prior to scheduling. Bulky items can only be placed at the curbside prior to the day preceding the collection date.

Neglect of Property

\$50 FINE: Neglect of property is causing or allowing unsightly litter, tall weeds and grass, yard waste, foul odor, dead animals, junk, unsecured appliances or potentially dangerous devices to remain on or emanate from the property.

Dilapidated Condition

\$50 FINE: Property that is in a littered condition will result in a violation.

Abandoned Vehicles

Vehicle Towed: Vehicles will be in violation if they are on any public street or highway longer than seven days.

Parking on the Front Lawn

\$25 FINE: Parking in the front yard or front and side yards of a corner lot is a code violation, except if the vehicle is on an improved driveway or parking pad.

Nuisance Animals

Animals that disturb the rights or threatens the safety of the general public, that live in unsanitary conditions, that damage others' property or bark continuously or in an untimely fashion.

Call 311 or use the My-Charlotte app to
report violations.

Browne's Ferry scores well on county's Quality of Life index

Mecklenburg County's Quality of Life index measures and compares different neighborhoods around the county to determine their quality of life based on many factors. Check it out online: <http://mcmmap.org/qol>

Some key findings for Browne's Ferry's Neighborhood Profile Area (NPA 252):



- **Household Income:** The median household income in our community is \$86,667, which is above the county average of \$63,798.
- **Arts & Culture Participation:** 20% participate in ASC-sponsored activities (county average 15%)
- **Recycling:** 68.8% of households participate in curbside recycling (50.7% county average)
- **Tree canopy:** 62% of residential area covered by tree canopy (55% county average)
- **Rental Homes:** 11% of single family homes are rentals, compared to 21% of all county single family homes.

- **Property Crime:** 13.4 crimes per 1,000 people are reported, compared to 33.5 crimes per 1,000 people for the county.
- **Violent Crime:** The crime rate is less than 1 per 1,000 people, compared to 4.4 for the entire county.

Tips to avoid coyote encounters while dog walking

From UrbanCoyoteProject.com

Keep Dogs on a 6-Foot Leash

This allows your dog to have freedom without losing control if needed.

Avoid Areas Known for Coyote Activity

During breeding and pupping season, avoid areas where neighbors have spotted coyotes.

Stick to Open Trails & Paths

Avoid going into thick brush, which can increase your risk of encountering a coyote.

Avoid Walks at Sunset and Sunrise

Urban coyotes are often nocturnal, unlike their rural counterparts, and

activity increases at twilight.

If You Encounter a Coyote

- Maintain full control of your dog. Pick up and carry smaller dogs.
- Stand tall and assertive. Maintain eye contact. Do not run.
- Haze the coyote until it leaves. It may seem cruel, but it maintains the natural fear of humans that will keep it safe over the long run. During pupping season, it is best to slowly and calmly walk away without turning your back.
- Report aggressive and brazen coyotes by calling 311.

Local Events

Saturday, June 6

10-11 a.m.: Mason Jar recycling series at Reedy Creek Nature Center. Bring in old mason jars and turn them into new useful items around the house. Ages 10+. Free, but registration required: parkandrec.com.

Noon - 4 p.m.: Southeast Asian Street Food Festival at Midwood International Cultural Center. Free. The event benefits the Southeast Asian Cotillion's youth programs.

Wednesday, June 10

Dusk: Outdoor movie "Little Rascals Save the Day" at Kenton Place in Cornelius. Free for all ages.

Thursday, June 11

10 a.m. - noon: Family Gardening as part of National Gardening Exercise Day. Learn to plant shrubs, trees and other plants at Latta Plantation Nature Center. For ages 6+. Free.

Friday, June 12

Recycling collection

Tuesday, June 16

11 a.m.: Summer Reading Kickoff at Beatties Ford Road Regional Library. Features a performance from Mad Science, followed by literary activities and refreshments. For ages 5-11. Free.

1 p.m. & 3 p.m.: Liz, Holly & The Jolly Lollies concert at ImaginOn uptown. For all ages, this concert is inspired by traditional American folk music. Free tickets available online: imaginon.org.

Friday, June 19 - Sunday, June 21

10 a.m. - 10 p.m.: 18th Annual Juneteenth Festival of the Carolinas at Independence Park. Free for all ages. More at juneteenthofthecarolinas.com.

Friday, June 19

Heroes Convention at the Charlotte Convention Center: heroesonline.com

Saturday, June 20

10 a.m. - 1 p.m.: World Refugee Day Charlotte at The Green. Free for all ages: worldrefugeedayclt.com

Friday, June 26

Recycling collection

Friday, July 10

Recycling collection

Friday, June 24

Recycling collection



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brownesferry.nextdoor.com Nextdoor