



# Leacroft's Annual HOA Meeting

A lot has been happening this year from retiling the swimming pool, having our second annual Block Party, to starting a new Adults' events planning committee. However, we have even more things in store before the year is over! Here are just some of the topics we will be addressing during the annual meeting:

### Neighborhood Watch

We are re-establishing our neighborhood watch with the help of CharMeck Community Relations and CMPD. If you are interested in volunteering, send your name, street address, email address, and phone number to Pam at [Pam@Leacroft.org](mailto:Pam@Leacroft.org) or sign up at the annual meeting.

### New Welcoming Committee

During October we will be putting together a Welcome Basket, and then will need one person from each of the 12 areas of Leacroft to hand them out when their are new residents. Contact Barbara at (704) 391-0981 if interested.

### Evaluating HOA Management

The HOA Board has been reviewing proposals from other HOA Management companies to determine if we should renew our contract with Holloway/Superior Management or find a new HOA management company moving forward. Our decision will be announced at the annual meeting.

**Leacroft's annual HOA general meeting will be held November 18th @ 7 PM at the Mallard Creek Recreation Center, 2530 Johnston Oehler Rd.**

### HOA Board Elections

HOA board positions are held for two year increments. That means we have three potential seats opening up on the board. If you are interested in running, contact the current board members for more information.

### Updated CCRs

We have finally drafted the updated Conditions, Covenants, and Restrictions (CCRs) that govern the Leacroft HOA to have them better address the current needs of Leacroft HOA members. However, we need to have 67% neighborhood approval. More details will be given at the annual meeting so that we all can work together to do what is best for our community.

## Notary Needed

Are you a notary public? The Villages of Leacroft HOA Board is looking for residents who are notary publics and possibly willing to volunteer their services for the upcoming ratification of the updated Conditions, Covenants, and Restrictions (CCRs). Please contact one of the HOA Board members if you are interested. Important contact information is listed on the last page of this newsletter.

Everyone else, please stay tuned to hear more about the updated Conditions, Covenants, and Restrictions.

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# Adult Card / Game Night

*Saturday October 10th at 7pm*

*4646 Highcroft Lane*

*Pot Luck Snacks—bring your favorite snack and be ready to play cards and/or games. Come on men and women let's have some laughs!*

*RSVP 704-391-0981 Barbara*

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*Want your advertisement to reach at least 280 homeowners?*

*The Villager newsletter is published monthly in print and online.*

*Contact [Pam@Leacroft.org](mailto:Pam@Leacroft.org) if you are interested!*

*Special advertising rates are available to Leacroft residents.*

# CharMeck Community University

## Community University

Community University is a neighborhood capacity building program dedicated to providing high quality training to Charlotte residents to improve the strength and vitality of neighborhood organizations and the overall quality of community life. The courses are intended to engage, inform, and equip participants with the training and assistance needed to help them improve and maintain their communities.

Each month during the Fall/Winter CU Series there will be a specific theme with four workshops addressing that theme. Residents are encouraged to participate in all classes for the month, but may attend individual workshops if preferred.

All Community University courses are

*www.CharMeck.org, click "Neighborhoods," then "Community University"*

FREE and open to Charlotte residents. You don't have to be a member of the HOA board or committee to attend any of the workshops offered. However, you do need to register on the CharMeck website.



CharMeck Community University

### Community University:

**October:** Building Neighborhood Organizations

**November:** Health and Safety

**December/January:** Neighborhood Resources

*Have an article or event you would like to have included in the Leacroft Villagers? Please email Pam@Leacroft.org by the 15th of the month prior to the month you would like the article published. Thanks!*



## Core Aeration

Prices Starting at \$50

(for an average size lawn)

- Seeding and Fertilizer Available
- Lawn Care Services
- Weed Control

**Call for a Free Estimate!**

**A & T Lawn Care**

704-609-9066

a\_tlawncare@yahoo.com

# Fall Festival and Chili Cook Off

**Sat., Oct. 17 4:00-6:30 p.m.**

Pool Parking Lot

Only \$10 per family

Plus bring 2 chili condiments per family

(Sour cream, crackers, cornbread, cheese, etc.)

Inflatable Bouncers \* Crafts \* Face Painting \* Games \* Chili & Beverages



## Calling All Chili Chefs!!

Bring a LARGE pot of your favorite chili recipe to the Fall Festival,

And your family will receive FREE admission!

Chili will be judged by 3 volunteers!

\*\*\*\*

1<sup>st</sup> prize – \$25 Harris Teeter gift card (to buy more chili ingredients! )

2<sup>nd</sup> prize – \$15 gas card

3<sup>rd</sup> prize – \$10 Dilworth Coffee House gift card



**PLEASE RSVP by October 10<sup>th</sup>**

Return no later than Sat., Oct. 10

with check made payable to “Leacroft Social Committee” to:

Jessica Moore, 10508 Old Bridge Lane, 704-549-1449

OR RSVP online to be entered into a \$20 cash drawing! (Need to drop off check)

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

How many adults: \_\_\_\_\_ Children: \_\_\_\_\_

We NEED volunteers for this event: Can you help? (One-hour shifts)

Set up: \_\_\_\_\_ Inflatables operator: \_\_\_\_\_ Games: \_\_\_\_\_

Chili Judge: \_\_\_\_\_ Food Server: \_\_\_\_\_ Craft table: \_\_\_\_\_

Please circle your chili’s spice rating:

Mild

Medium

Hot

Flaming Hot

Bring your chili already hot and ready to be served.

\* Please bring an extension cord if you bring a Crockpot! \*

# Lunch with Louv—Saving Our Children from Nature-Deficit Disorder

For more information, visit: <http://charlottesierraclub.org/kids-nature/>

## Saving Our Children from Nature-Deficit Disorder

October 14, 2009 • 12PM •  
Freedom Park Band Shell



### Children Benefit from Nature!

Richard Louv, bestselling author and leader of the international movement to connect children with nature is coming to Charlotte on October 14th!

His visit, presented by Sierra Club's Building Bridges to the Outdoors program and hosted by the local Sierra Club group, will include an appearance on WFAE's "Charlotte Talks with Mike Collins" at 9am and a speaking engagement at the band shell in Freedom Park at noon, an event that is free and open to the public.

His remarks will focus on the Children & Nature Network, a national organization working to reconnect children with nature, and will support the

launch of the North Carolina Children and Nature Coalition (NC CAN!).

Louv's bestselling book, *Last Child in the Woods: Saving Our Children from Nature-Deficit Disorder*, explores the mental and physical benefits of children spending time in nature.

More info: <http://charlottesierraclub.org/kids-nature/>

## Practical Security Tips for Your Home

Sometimes we just can't afford the extra \$30 per month to pay for a home security system. However, there are some practical things you can do to protect your home. Here are just a few tips:

**Automatic Light Timers:** For only \$12, you can buy an automatic light timer that is set to go on and off. This is especially helpful for when you are away on a trip.



**Motion Sensor Lights:** For as low as \$30, you can get motion sensing security lights for outside of your home. Some say that light is one of the best deterrents against burglary.



**Window Alarms:** For less than \$7 each, you can install your own wireless window alarms that can detect if a window has been opened and sounds an alarm if you don't deactivate it beforehand.



**Security Yard Sign:** Even if you don't have an active security system, burglars don't have to know that! This Swann Security yard sign can be purchased for only \$8.



And some security measures cost nothing at all. For instance, remember not to put boxes of high priced items out on the curb for passers-by to see. Remember to close your garage door, lock your vehicles, and remind your neighbors to do the same. We will be re-establishing our neighborhood watch by the end of this year, so volunteer to be a block captain. Stay happy and safe!

## Important Contact Numbers

### HOA Board

President, Frank Keenan	(704) 910-0786
Vice-President, Vince Smith	(704) 547-1206
Treasurer, Barbara Walbridge	(704) 391-0981
Secretary, Pamela Wisniewski	(704) 293-8978
<a href="mailto:Pam@Leacroft.org">Pam@Leacroft.org</a>	
Member-at-Large, Monte Chisolm	(704) 779-9997

### Leacroft Committees

ARC Chair, Mike Wisniewski	(704) 728-2098
<a href="mailto:mw99nd@gmail.com">mw99nd@gmail.com</a>	
Pool Chair, Patrick Bunn	(704) 717-2881
Events Chair, Jessica Moore	(704) 549-1449
Adult Events Committee	
Deb Peters	(704) 593-1271
Brigitte Stoll	(704) 264-2259
Swim Team Manager, Ken Bury	(704) 307-4537

### Additional Contacts

Holloway/Superior Management	(704) 875-7299
	Fax (704) 875-7177
Pool House	(704) 549-5803
Tennis Courts Code	3241



## Are you looking for reliable lawn care?

### Basic service includes:

- Mowing
- Edging
- Trimming
- Blowing

### Additional services include:

- Leaf & debris removal
- Pressure washing
- Bush & shrub maintenance
- Fertilizer & seeding
- Aeration
- Weed control

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**(704) 609-9066**



## HOA Announcements:

- Sign up for the Leacroft mailing list. Just send an email to: [LeacroftVillager-subscribe@yahoogroups.com](mailto:LeacroftVillager-subscribe@yahoogroups.com)
- Contractor work signs can only be displayed while work is in progress.
- Selling your house? Remind your real estate agent that you are only allowed 1 sign on your property, facing the street. No signs are allowed in the common areas, along streets, or outside the neighborhood entrance.
- Got junk? Please don't share it with your neighbors! Bulk items for pick up should only be placed curbside the night before garbage pick up.
- If you recently purchased a new roof, please remember to submit an ARC form as soon as possible.
- Please submit all new ARC requests to Mike Wisniewski at 3912 Canterbrook Drive.
- All Leacroft mailboxes should comply with the standard neighborhood mailbox. If yours does not, you can purchase a mailbox and/or post by contacting:

**David Cole, Carolina Mailboxes**  
[www.carolinamailboxes.com](http://www.carolinamailboxes.com)

Request the **Eastfield T1** mailbox and post. 704-587-9797

*Visit us at:*

**<http://www.Leacroft.org>**