

THE VILLAGES OF LEACROFT HOMEOWNERS ASSOCIATION

**3912 Canterbrook,
Charlotte NC 28269**

**April 23, 2009
7:00 PM**

7:00 Call to Order, Attendance

Attendees: Frank, Vince, Barbara, Pam, Melissa (Holloway Mgmt)

7:05 Sherrie Davis – Newsletter Update
Advertisements

Sherrie Davis, Mattie, and Evan (Sherrie's daughter and son) came over to introduce themselves to the HOA board. Sherrie welcomes article suggestions for the newsletter from the board and other neighbors.

7:10 Mike Wisniewski - ARC Committee Update

Mike was not available due to illness. Pam gave a brief update. Mike rode along with Holloway Mgmt for the Spring Inspections and quite a few homes need to take care of maintenance items.

- Most exterior home changes need to submit an ARC form for approval
- Many homes are using Roof M All to get new roofs through their home insurance due to hail damage. However, all home owners must submit an ARC form for approval before the work is started. Mike has communicated and will continue to communicate with Russell (the representative of the company) to ensure compliance.
- Pam and Mike walked to neighborhood to report broken or damaged sidewalks. If you want to know if your particular sidewalk was reported to 311, feel free to email Pam at pam@pamspam.com.
- Holloway Mgmt will send the mailbox bulk order form out with the Spring Inspection letters for those who need to repair or replace their mailboxes. Homeowners who have signed up for the bulk ordering will not be sent to hearing unless they do not follow through when the bulk order has been submitted.
- Homeowners DO NOT need to submit an ARC form for mailbox replacement if they go through Pam (HOA Secretary) and Carolina Mailboxes for the bulk mailbox ordering. However, ALL other mailbox replacements must submit an ARC form.

7:15 Review Minutes of last meeting

- Letters have been sent for missing rental lease violations
- The Villager newsletter will not be distributed to each house once we get the banner in to remind neighbors when it has been published on-line. However, once we do this, there will be a brochure box near the pool house where people can pick up hard copies if they wish.

7:20 Review Financial report

- HOA dues were \$470. However, residents received a \$50 discount if they paid before April 1st.
- Only 22 home owners out of 280 have not paid their HOA dues
- Any overpayments to Holloway will be sent back to homeowners once the balance exceeds \$25

7:25 Review status of Covenants Update, CCR Committee

- Vince said that CCR updates were mostly complete and need to be sent to Diana
- Would like to add dates to show when specific items were updated
- CCR Dog guidelines were updated based on recommendations from the paralegal. Other updates include dogs over 60 lbs must be walked on a leash that does not extend over 10 ft from the owner. Also, dogs are not permitted in the common areas except in the grassy areas.

Review the Spring Inspection Results

- Spring inspection letters will be mailed shortly. Homeowners will have 30 days to comply before further action will be taken. However, this does not apply to violations such as grass, garbage cans, etc. that need to be addressed immediately.

7:35 New Business

- We have had an increased number of complaints regarding neighborhood solicitors and are looking into possible things we can do to mitigate this.
- A suggestion was made to distribute pool passes at the pool. However, the board voted against this. Pool passes will be mailed as usual.
- Bob Matthews will be doing Yard of the Month starting in May.

Pool Opening Date

- Pool opens May 16th
- The temporary pool hours will be included in the letter sent with pool passes
- All parties larger than 10 people (including children) will need to schedule their pool event with Patrick Bunn the pool committee chair before their event

Furniture requirements

- Holloway will follow up with Brian from the pool company regarding furniture inventory. We will no longer replace umbrellas with crank umbrellas as the handles tend to break.

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7:55 Unfinished Business Pool Repair Update

- The pool has been updated with new tiles, coping, etc. The cement deck has also been repaired.
- We have received the final invoice from Fred. He will receive payment after we have done the final walkthrough.

Light improvement update Update on repairs to pool house railings and benches in common area

- Wood on common area benches have been replaced, flood lights have been added to light the playground, pool house railing wood has been replaced and painted

Other items completed since last meeting:

- Received locking mailbox for common area
- Received standing brochure holder for newsletter distribution
- The Villager newsletter is now online at http://www.leacroft.org/?page_id=123
- The HOA board minutes are now online at http://www.leacroft.org/?page_id=138
- Contact list of all Leacroft committees was created and distributed
- CCR Committee met to update CCRs

8:10 Set Next Meeting Date(s)

The proposed time for the next HOA Board meeting is May 12th at the pool house. Hearing will begin at 6:30 PM and the meeting will start at 7 PM. This is yet to be confirmed.

8:15

Review Action Items

Holloway Mgmt

- Send bulk mailbox order form out with Spring inspection letters
- Get back to Frank with Peachtree sign for solicitations
- Follow up with John and Officer Jones for suggestions about solicitors
- Get Brian to summarize pool furniture inventory
- Include temporary pool hours in the letter sent with pool passes
- Send temporary pool hours to Pam
- Have Dawn send Barbara (welcoming committee) updates when a new neighbor moves into the neighborhood This information will be forwarded to a welcome committee (In-progress)

Frank

- Send word document of verbiage for pool (red, yellow, green) sign to Pam
- Pool walkthrough with Mike

Vince

- Send CCR updates to Diana
- Get clarification on rental quotas for CCRs
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Barbara

- Submit bio and photo to Sherrie for newsletter
- Follow up with Anne and Nicole about welcoming committee

Pam

- Resend mailbox bulk order form to Holloway Mgmt (DONE)
- Get invoices for work done from Dawn to update neighbors on recent neighborhood improvements (Emailed)
- Follow up with Monte regarding neighborhood watch (Emailed)
- Order newsletter banner (DONE)
- Find out newsletter ad rates from Sherrie (Emailed)
- Contact Patrick to see where we got bulk pine needles and mulch from in previous years (DONE)
- Work on Google group (board, board & mgmt company, mailing list for neighborhood)
- Contact Dave about website (classified listings, etc.) and block captains
- Design (red, yellow, green) pool sign
- Have Sherrie add temporary pool hours to newsletter (Emailed Ken)
- Ask Ken for swim team schedule (meets and practices) (Emailed Ken)
- Have Sherrie add Patrick's contact info in newsletter (DONE)
- Schedule pool walkthrough (this Sat or Mon) (DONE - Scheduled for Sat. 9:30 AM)

Mike

- Follow up with Frank for basketball hoop guidelines
- Send Sherrie newsletter ARC reminders
- Make sign for mailbox including the following verbiage: "Comments Only. Do not deposit monies or ARC Forms"
- Pool walkthrough with Frank
- Mount locking mailbox in common area

9:00

Adjournment