

The Villager



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Leacroft Survey Results Summary

Thanks to everyone who took the time to respond to our survey. We received 46 responses, which is 16% of our total HOA members. Your feedback will assist us in understanding the views and the interests of our community and will prepare us to function in ways that reflect the community's culture. Of those HOA members that responded, the length of residence ranged from 8 months to 16 years, with an average of 8 years. All respondents were owners.

Five Best Things about Leacroft

There were 37 unique responses to this survey item, but the top five most frequently mentioned, in order of most frequent to least frequent, were:

1. Community amenities (pool, playground, etc.)
2. Convenient location (to shopping, highways, etc.)
3. Friendly, respectful neighbors
4. Well-kept community
5. Quiet

Five Least Satisfactory Things about Leacroft

There were 67 unique responses to this survey item, but the top five most frequently mentioned, in order of most frequent to least frequent, were:

1. Unkempt properties (homes, yards)
2. Cars parked on the street [when space available in driveways]
3. Rentals (number, condition)
4. Speeding

5. Foreclosed [vacant] properties

Participation in Community Events

Of those surveyed that responded, the following statistics reflect the interest in our community events:

Event	% Interested
Easter Egg Hunt	37%
Horseshoe Run	9%
Spring Garage Sale	41%
Block Party/Movie Night	48%
Family Movie Nights	33%
Pool Opening Party	39%
4th of July Party	33%
Summer's End Social	26%
Hay Ride (around Christmas)	30%
Other: more adult events	11%

As for supporting these events through the use of a portion of our annual HOA assessments, 59% were in favor and 41% were not in favor.

Highest Priority Areas for Improvement

Of the 20 proposed areas of priority listed in the survey item, the top five most highly ranked, in order of highest rank to lowest rank, were:

1. Community improvements
2. Rental properties
3. HOA dues
4. Property upkeep/lawn/curb appeal
5. Neighborhood safety/vandalism

The rest of the priority areas were fairly evenly distributed responses.

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Gardening 101 – by Deb Peters

OK folks! This is the time of year you've all been waiting for. The only thing your garden needs from you right now is water and some TLC. Other than that, you should be sitting back relaxing and harvesting your veggies. You've worked hard, and now it's time to reap the benefits.

Looking out at my garden, I feel very satisfied. My tomatoes are thriving, as are my cucumbers, zucchini and green peppers. Even the eggplant is starting to show. My husband has been enjoying his cucumber tomato salad each night. My cherry tomatoes are multiplying each day, and my neighbor Faith and her friend Bella love to pick them. They are just the right size for little hands and mouths.



I've already made five loaves of zucchini bread that are in my freezer waiting to be given away as holiday gifts. (Maybe even to my block captains.) As soon as the eggplant is large enough to pick, we'll start making batches of ratatouille.

I know it's hard to think about the cool weather,

but as you're sweltering during the hot dog days of August, you can keep yourself occupied by thinking of your cool weather vegetables. This would include your cabbage family, collards, Brussel sprouts, broccoli, lettuce and spinach. In this climate, if you plant in September, you'll still be having fresh vegetables for Thanksgiving.

In the meantime, sit back, relax, sip a cool iced sweet tea and enjoy what you've grown so far. The first year of a garden is the hardest and you did it. CONGRATS!

Nothing makes a better lunch than sweet tea and a fresh tomato sandwich, with tomatoes from your own garden. ENJOY: See y'all next month.

LenCon Travel

Lencontravel.com
Lentucker@Carolina.rr.com
4500 Highcroft Lane
704-907-1430

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services.

Important Contact Numbers

HOA Board

HOABoard@Leacroft.org

- President, Joe Mercier (704) 302-1565
- Vice President, Nick Sackinger (704) 641-0046
- Secretary, Tami Merry (704) 717-4942
- Treasurer, Jennifer DeMartino (704) 503-7723
- At-Large Member, William Blackburn (704) 548-9866

Leacroft Committees

Architectural Review mw99nd@gmail.com
 Mike Wisniewski (704) 728-2098

Common Areas (Pool, Pool House,
 Tennis Courts, Playground, Parking Lot)
 Frank Keenan fkeenan989@aol.com

Events Chair dsjsmoore@earthlink.net
 Jessica Moore (704) 549-1449

Outreach edandgerrigercak@hotmail.com
 Gerri Gercak (704) 280-6034

Communications divamom3@bellsouth.net
 Cheryl Jefferson (704) 549-0549

Landscaping eochisolm@bellsouth.net
 Elvira Chisolm (704) 717-7007

Bylaws & CC&Rs vsmith109@hotmail.com
 Vince Smith (704) 547-1206

Block Captains dspeters9@aol.com
 Deb Peters (704) 593-1271

Swim Team Manager campfaler@earthlink.net
 Wendy Faler (704) 510-0052

Yard of the Month maeh_gran@bellsouth.net
 Bob Matthews (704) 503-0887

Additional Contacts

Henderson Management (704) 535-1122
 Fax (704) 569-9669

Contact: Julie Shadrick

Email hoa@hendersonproperties.com 704-970-4155

Pool House (704) 549-5803

University City CMPD Response Area 1 (704) 432-3900

Tennis Courts Code 3241

CharMeck Services 311

BLOCK CAPTAINS

AREA	NAME	CONTACT INFO	# OF HOUSES
1	Paula Henriksen	10218 Billingham Dr. bookworm@Carolina.rr.com 704-595-9288	18
2	Blake Thomas	4418 Chadsworth Ct. 704-877-2386	27
3	Ed & Gerri Gercak	4606 Highcroft Lane edandgerrigercak@hotmail.com	37
4	Nick & Kristen Sackinger	10301 Stoneykirk nsackinger@gmail.com Kristenhunter81@hotmail.com 704-641-0046	26
5	Brad & Janet DeCoste	10336 Bolton Court decoste.family@ieee.org	13
6	CURRENTLY AVAILABLE		44
7	CURRENTLY AVAILABLE		16
8	Michelle Dunham	10307 Suffield Ct. madunham1@yahoo.com 704-770-1964	13
9	Deb Peters	10202 Ingleton Ct. DSPeters9@aol.com 704-593-1271	20
10	Bob & Jane Matthews	10517 Worsley Lane maeh_gran@bellsouth.net	52
11	Pam & Mike Wisniewski	3912 Canterbrook Drive 704-293-8978 pam@pampam.com	29
TOTAL # OF HOUSES (google maps by driveways)			295

Have a comment or suggestion? Drop us a note in the locking mailbox in the common area near the playground.



Event Committee

Join us for our monthly planning meetings. Bring your ideas and suggestions.

Help us determine what events we have and when. You can have a say in how YOUR neighborhood events are run!!!

All first-time visitors will receive a FREE coffee drink of their choice.

All meetings are held on the FIRST Sunday of each month EXCEPT where noted.

August 7th, 7pm

September 18th, 7pm

October 2nd, 7pm

November 6th, 7pm

No meeting in December

Meet at Dilworth Coffee House ~ Prosperity Church Rd.

Neighborhood Events

This is a list of openings available for our neighbors to fill.

If you are interested in any of these one time positions,

please contact Jessica Moore at

dsjsmoore@earthlink.net or 704-549-1449.

We will have to cancel the event if we don't get all these filled!

I will update the list each as people volunteer.

Event	Date	Team List	Name
* Easter Egg Hunt	April 9th 11am-1pm ----- WAS A GREAT SUCCESS!	A HUGE Thank You to all our volunteers for making it possible!	Event Planning Team Topher Gee Brian Shenk Jessica Ferrante Fowler Hawkins Family <i>and others</i>
* Spring Garage Sale	April 30th ----- WAS A SUCCESS	A HUGE Thank You to all our volunteers	Ellen Nunn Pam Becker
* Block Party	May 28th ----- WAS A GREAT SUCCESS!	A HUGE Thank You to all our volunteers for making it possible!	Dave Milam Movie: Ken & Marty Grill: David, Nick, Tim, Ed Set-up/Food: Christine, Susan, Huy, Whitney, Chinedu, Sandra Clean-up: Wendy, Jennifer, Joe, Teena, Kim, Rebekah, Caffrey, Richard
POP 2011 (Pool Opening Party)	June 10th ----- SUCCESS	Thank You volunteers!	Teena Ray & Paula Henriksen Dave Milam, Ken Bury & Mary Ray
Patriotic Pool Party	July 4th - ----- SUCCESS	Thank You volunteers!	Michelle Dunham Paula Henriksen
Dinner and a Movie	July 22nd ----- SUCCESS	Thank You volunteers!	Jessica Moore Pam Becker
			More on Back>>>>>

Neighborhood Events, continued

Event	Date	Team List	Name
Summer's End Social Ice Cream / Movie	August 19th 7pm-10pm	EPT Consultant	Teena Ray
		Coordinator	Charlene Laudermilk
		Coordinator	Heather McGinnis
		Volunteer	
* Fall Festival / Chili Cook-Off	October 22nd 4pm-6pm	EPT Consultant	Jessica Moore
		Coordinator	Jessica Moore
		Volunteer	(STILL
		Volunteer	NEED
		Volunteer	MORE
		Volunteer	HELP
* Holiday SL-HAY Ride	December 13th 6pm-8:30pm	EPT Consultant	Michelle Dunham
		Coordinator	Michelle Dunham
		Volunteer	Paula Henriksen
		Volunteer	
		Volunteer	(ANYONE???)
		Volunteer	
Christmas light voting		Coordinator	

* Events noted will require RSVP - so be sure to watch for it and promptly submit.

** All events are subject to change or cancellation. Notes will be posted on the white board and website as well as the newsletter, time permitting.

Committee Updates

Neighborhood Services

Babysitting:

Sarah Moore (Red Cross certified).....704-593-0306
 Kylie Brown.....704-549-0674
 Jillian Manning...704-510-9296
 Rachel Caffrey (Red Cross certified).....704-593-0581

Pet Sitting:

Daniel Faler.....704-510-0052
 Colin Moore.....704-593-0306
 Noah Milan.....704-277-4654
 AL's Pet Sitting (Amy & Lisa DeCoste).....704-966-6644
 Jillian Manning...704-510-9296
 Rachel Caffrey...704-593-0581
 John Caffrey.....704-593-0581

Dog Washing & Walking:

Rachel Caffrey...704-593-0581
 John Caffrey.....704-593-0581

Lawn mowing:

Daniel Faler.....704-510-0052
 Colin Moore.....704-593-0306
 Parker McGinnis..704-458-2276

Car washing:

Daniel Faler.....704-510-0052
 John Caffrey.....704-593-0581

Please have your parent or legal guardian call or e-mail me to ensure your place on the list.

Contact info:

Kimberly Blackburn
knblackburn@yahoo.com
 704-548-9866

Committee Name: Block Captains

Chair: Deb Peters

Next Meeting: None scheduled

Once again we need to thank all of our block captains for doing an awesome job especially in this heat. Many of you people don't realize what an important job a block captain has. Distributing the newsletter in a timely fashion is one of the major ways of communication the board has with the community. It recaps events that were held by the community and also announces upcoming events. It lists phone numbers and contact people for whatever you have questions or concerns about. Donating a small amount of time once a month is miniscule compared to what the community offers most families. Please consider helping out.

That being said: **WE CURRENTLY HAVE TWO OPENINGS.**

Area 6 Old Bridge Lane. (44 houses) Since this is such a large area if two families would like to split it up that would cut it in half to 22 houses.

Surely there's someone out there that would like to help out.

Area 7 Part of Highcroft. (16 houses)

Please think about volunteering. WE NEED YOU.

Committee Name: Outreach Committee

Chair: Gerri Gercak

Next Meeting: TBD

Our Committee has welcomed two new families into the neighborhood. Our first family is located at 10400 Worsley. Brigitte Dearborn and I went over to welcome them. We brought some homemade muffins, a fresh fruit salad and a bouquet of flowers. The family was overjoyed to say the least and really appreciated the concern. Our second family lives at 4607 Highcroft. We took over a goodie bag, a fresh fruit cheesecake and some home-grown tomatoes.

Another family was slated to move in on July 21 at 10418 Worsley. (After which this is written.) We will try our best to make this family feel welcomed, too.

We included the latest Villager in their goodie bags, along with a letter from the Committee welcoming them into our neighborhood. The letter included all of the Committee Members and their telephone numbers and asked them to call one of us if they needed any help in the months ahead.

JULY'S
YARD OF THE MONTH

REBEKAH LINDSAY
10312 AINSLIE COURT



THE LINDSAY FAMILY RECEIVES A \$25 HARRIS TEETER GIFT CARD

A&T Lawn Care

*Quality, Reliability, and Trust
Right Here at Home.*

*Tom Weir, Leacroft resident serving over 50
of your Leacroft neighbors over the last 5 years.*

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Weekly, Monthly, or Year-Round Pricing Options Available

Call for Free Estimates (704) 609-9066

Lawn Mowing ~ Trimming ~ Edging ~ Aeration ~ Fertilization
~ and MORE ~



Continued from page 1

Use of Common Area Amenities

Of those surveyed that responded, the following statistics reflect the use of our common area and its amenities:

<u>Amenity</u>	<u>Never Use</u>	<u>Use a few times per season</u>	<u>Use weekly in season</u>	<u>Use almost daily in season</u>
Swimming pool	24%	20%	36%	25%
Playground	62%	14%	22%	2%
Tennis courts	65%	28%	7%	0%
And for the swim team: Participation	<u>Yes</u> 15%	<u>No</u> 39%	<u>N/A</u> 46%	

Updates to the Bylaws and Covenants, Conditions and Restrictions (CC&Rs) Documents

In the section concerning possible updates to our governing documents, the following statistics were derived:

<u>Proposed Revisions</u>	<u>In Favor</u>	<u>Not In Favor</u>
Rental restrictions	67%	33%
Pet control; allowable pets	76%	24%
Single family homes	65%	35%
Signage	72%	28%
Street parking; condition of vehicles	67%	33%
Lawn ornamentation	50%	50%
Outdoor recreation equipment on property	44%	56%
Commercial vehicles not allowed on property	61%	39%
Garage doors	39%	61%

There were constructive recommendations on how to better word the proposed changes (more clarity, simplicity, specificity, removal of certain passages, etc.) These recommendations will be reviewed and considered.

Community Safety

In response to the question “Has anyone in your household been a victim of crime in Leacroft?” **16%** said **yes** and **84%** said **no**. The incidences were related mostly to burglary/break-ins, theft from auto, and vandalism.

Addition of a Clubhouse

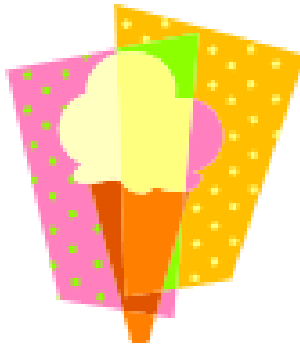
In response to the question “Would you support braking ground on a clubhouse at the Leacroft common area in the future?” **31%** said **yes**, **45%** said **no**, and **24%** were **undecided**. The undecided votes were tied to not knowing the plans and the costs.

Other Topics

Respondents offered other topics to consider, such as:

- Clarity, and enforcement, of fencing rules and regulations
- Improved community events signage
- Reduction of the provisions of the CC&Rs (less rules and regulations (*non-specific*))
- Basketball hoop
- Barking dogs
- Speeding
- Roadway maintenance

Several of these are unenforceable by an HOA since the responsibility and authority belongs to Charlotte-Mecklenburg. These include (but are not limited to): barking dogs, noisy neighbors, speeding, utility work, roadway maintenance.



ICE-CREAM And a Movie



WHEN: FRIDAY, AUGUST 19TH

WHERE: AT THE POOL

TIME: 7:00 PM

COST: Free with 2 toppings

We will supply the ice-cream
and you provide
the toppings!!

*****2 toppings per family*****

Movie will start at 8:30 PM

"Hoodwinked Too! – Hood vs. Evil"
(rated PG)

For more information:
Visit www.Leacroft.org
Or call Jessica Moore
704-549-1449