

The Townes at Old Stone Crossing

HOMEOWNERS ASSOCIATION

Community Newsletter

May 2009

Welcome

We would like to welcome all new homeowners who moved into our Townes community over the past few months. We look forward to having you as active members of our HOA.



HOA Barbecue/Food Drive/Health Fair

Please join your neighbors on Saturday, May 23rd for our annual Barbecue at the community Pool. Come out and meet your neighbors and Board members. Enjoy a bite to eat.

This year we would like to help our Charlotte community by asking everyone to bring something for our Food Drive to help stock the Second Harvest Food Bank. The need is great.

Please review the list of most needed food items in the pages of this newsletter. Bring your food donation to the Bar-B-Q and help someone in need.

CMC University health professionals will also be facilitating a Health Fair at the Barbecue. Come and get FREE screenings. See the back page for more details. Bring the family!

New Homeowners Association Website

The Board is pleased to introduce the New Townes at Old Stone Crossing Website at:

WWW.TOWNESATOLDSTONE.COM

This website has many new features and will be updated regularly.

If you would like to subscribe to the Townes Email List please go to the website and register your Email address. This is a secure email list and your email information will not be shared with any third party.

You will also find new email contact information for the HOA Board of Directors. Do you have a service to offer or a business to promote? Do you have something to sell? Click on the Classified or Advertising tab for more details.

In addition, if you have an interesting article, community info or tips to share, please submit them to: Franks@Townesatoldstone.com.

2009 HOA Board of Directors*

Scott Huffman, President

scotth@townesatoldstone.com
Two-year term as a Board officer

This is Scott's second year as an officer, and he previously served as Treasurer in 2008.

Frank Smith, Vice President

franks@townesatoldstone.com
Two-year term as a Board officer

Sharon Belnavis, Secretary

sharonb@townesatoldstone.com
Two-year term as a Board officer

Katherine Wheeler, Treasurer

katherinew@townesatoldstone.com
Two-year term as a Board officer

Linda Friends, At Large Representative

lindaf@townesatoldstone.com
One-year term as a Board officer

* All HOA members have the opportunity to elect the officers of the Board. Once elected, the five officers vote on which specific position each officer will hold on the Board. While an officer may serve a term of up to two years, their designated position on the Board is for a one-year time period only unless reelected to said position.

As we strive to provide better communication of our activities on your behalf, here is an update of some of the projects the HOA Board is working on.

Landscaping:

The landscaping committee and Board have been working with ValleyCrest Landscape on the fertilization of the grass and weeding issues. The property was treated for weeds two times in the past 3 months. We understand you are still seeing weeds. With warmer weather arriving and grass just coming out of dormancy, this is not the time to treat for weeds. In the meantime, ValleyCrest crews will be hand-pulling weeds. As soon as the grass is out of the dormant stage and growing, a new weed treatment and fertilization will be applied. ValleyCrest is also treating areas that have fire ants. Please note this treatment is not noticeable for 3 to 4 days when mounds will disperse. Please do not disturb these mounds. In addition, we have found several trees that have Canker worms that are also being treated. Fresh pine needles have also been distributed. In the coming weeks ValleyCrest will be laying sod and seeding some areas.

Repair:

In the coming weeks, contractors will be repairing an eroded area on Caldwell Creek adjacent to the pool and relocating a drainpipe on Stone Trail. There are also other areas under evaluation at this time.

Power Washing Sidewalk:

Due to the geese droppings by the pond, starting May 1 the sidewalk will be cleaned weekly through September.

Pond:

What appears to be scum on the pond is primarily pollen. This should dissipate after a couple of heavy rains. However, we are having this evaluated to see if there is a treatment to enhance this process.

Pool:

The pool drains are being refitted with safety covers to comply with the Virginia Graeme Baker Pool and Spa Safety Act. This will be completed within the next 2 weeks and will not affect the pool opening on May 16th.

Join a Neighborhood Committee

We are still in need of Volunteers to help staff the following Committees

Social Committee:

This committee will help plan social events, community service projects and help people in the Townes with special needs. Our Treasurer Katherine Wheeler will act as Board liaison for this committee. She can be contacted by email at Katherinew@townesatoldstone.com.

Nomination Committee:

This temporary committee will be responsible to gather nominations, set up and distribute ballots and proxy forms, for the August elections of vacated Board seats.

Communications Committee:

This committee will oversee two main communication areas for the community.

1. Helping to create the newsletter
2. Working on updating and maintaining changes to the new website

Architectural Committee:

This committee will help in reviewing and approving requests submitted by homeowners wanting to make changes to the exterior of their property.

If you are interested in any of these committees, please contact Frank Smith at Franks@townesatoldstone.com.

Dear Homeowners,

We have to think of this community as an investment in our future and not just a place to live. I know it is an uncertain time for many of the homeowners in our community as our 03/31/09 Budget shows. We have an exorbitant amount in unpaid HOA dues. Most of these overdue dues were inherited from Portrait Homes and the Board is methodically working through them. Please if you owe dues, contact Hawthorne Management as soon as possible to make arrangements for a payment plan. We want to work with you before we send it to the lawyers for liens or foreclosure. The HOA does not want to go into the real estate business and having to pay legal fees further depletes our assets.

We need the dues to pay our monthly bills which totaled \$65,809.15 on 03/31/09. The breakdown is \$57,820.56 buildings and grounds which includes landscaping, trash removal, electricity, gas, pool, water and sewer; \$7,988.59 administrative which includes management fees, legal expenses and office supplies. As of the 03/31/09 budget we have \$176,109.14 in assets minus a \$25,000.00 promissory note from Portrait Homes that can be called in at any time. It is currently being held in an interest bearing certificate of deposit.

There are problems in the community that the Board has been working hard to correct. We are having an audit done per our covenant rules. We also need to do a reserve study which will tell us how much money we need to have in reserve to maintain this community now and in the future (roads, roofs, sidings, etc.). To do these things we need money. Before we do anything in the community we get at least 3 competitive bids to ensure the best price and service. Please let us work together to get this community looking and feeling like a place we can be proud to call home. I may be contacted at katherinew@townesatoldstone.com.

Katherine Wheeler
Treasurer

Food Drive Donations Most Needed

Proteins - Canned meats and fish such as tuna, sardines and chicken; peanut butter.

Soups & Stews - They are filling especially the chunky soups.

Rice & Pasta - Good source of fiber and complex carbohydrates.

Cereal - This includes oatmeal and provides a variety of vitamins and minerals.

Canned vegetables - Including tomatoes and tomato sauce.

Canned or Dried Beans and Peas - Beans are a low-fat source of protein and fiber.

Canned Fruit - Those packed in light syrup or fruit juice are a healthier option.

Fruit juice (canned, plastic or boxed) - Go for 100% juice.

Prepared box mixes - Such as macaroni and cheese, hamburger helper, corn bread.

Shelf-stable Milk - Such as dehydrated milk, canned evaporated milk, instant breakfasts.

What Not to Bring

Anything that is close to or has **passed its "sell by" date**.

Items stored in **glass containers** as they can break.

Perishables that could go bad before reaching a client.

Homemade foods – There's no way the food bank can verify the contents or dates they were made.

Rusty or unlabeled cans – Say no more.

Baby Food in glass containers – Canned or dry baby food and formula may be okay, but its perhaps best to stay away from baby foods as babies needs and food tolerance are so varied.

Alcoholic beverages or soda.

Any opened packages.

A good rule of thumb is donate the quality of food you would be willing to feed your own family.



Carolinan Medical Center
University

Uncompromising Excellence. Commitment to Care.

We're Making a House Call to Make Sure That You're Healthy Inside and Out!

Join your neighborhood hospital, **Carolinan Medical Center-University** on **Saturday, May 23rd at 11 a.m. around the pool at the Townes at Old Stone Crossing**, and receive the following FREE health screenings and services.

- Blood Pressure
- Glucose
- Cholesterol
- Body Fat

Nurses will also be available to assist and provide:

- Finding a physician
- Educational information
- Prizes and give-a-ways

If you are unable to attend, please visit us for free screenings, services, seminars, and cooking demonstrations at:

LiveWELL Carolinas at Northlake Mall.

For more information, visit www.lwcnorthlake.org or call (704) 494-2237.