



The Woodlands

P.O. Box 1226 | Mooresville, NC 28115 | **Second Quarter 2013**

2013 HOA Officers

Brad Jones, President

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email: bradbjones@windstream.net

Evan Lawson, Vice President

178 River Birch Circle | tel 704.660.9545
email: efl269pgr@aol.com

Mary Jo Palmieri, Treasurer

185 River Birch Circle | tel 704.664.7602
email: mjpal777@msn.com

Sheri Boffa, Secretary

189 River Birch Circle | tel 704.799.6030
email: markandsheri87@gmail.com

Hugh Good, Member

132 Shagbark Lane | 704.663.4914
hughgood@roadrunner.com

Jim Hadden, Member

110 Buckthorn Court | tel 704.663.0251
email: jicahadden@aol.com

Ken Reiner, Member

109 Shagbark Lane | tel 704.664.9848
email: kenreiner@hotmail.com

HOA Board Meeting Dates

Your HOA Board meets the first Monday of every month at 7 p.m., and the location rotates from one Board member's house to another.

Anyone living in The Woodlands is welcome to attend. If you have something you'd like to discuss, please contact Brad Jones so he can put you on the agenda and give you the meeting location.

Second quarter 2013 meeting dates are:

April 1st
May 6th
June 3rd



Yard Sale!

Your Board will once again host a neighborhood-wide Yard Sale on Saturday, May 4th from 7am - noon. Of course, you can choose to hold your sale for longer hours if you wish. This date was chosen because it's the weekend before Mother's Day and the races at Charlotte Motor Speedway.

Ads will run two weeks prior to the event in area newspapers and on Craigslist, and signs will be placed at busy intersections such as Kistler Farm at Coddle Creek (Route 3) and Kistler Farm at Rocky River Rd the weekend of the sale as well as at our entrance.

Participation last year was better than in years past so let's really try to boost that number up again. Remember: The more homes that participate, the better traffic through the neighborhood will be!

It's spring cleaning season so go through your closets, cupboards, the garage, your attic, and your bonus room and set aside merchandise for this annual event. Plus you can make a little money!! Remember, one person's trash is another person's treasure. (W)

President's Corner



Brad Jones

Spring is finally here and it feels really good to get back outside!

I hope everyone has noticed and likes the landscaping changes that were recently completed at our front entrance. I especially like the changes that we made to the

center island. The Board would like to thank Marcus Moran and Northlake Landscapes for all of their hard work and the excellent job that they did. I have personally used them to do some work in my yard and recommend them highly. You can find them on the web at www.northlakelandscapes.com.

In May, we kickoff our annual Yard of the Month contest. Your Board loves to receive nominations from each of you, so please be on the look-out for that yard that stands out and nominate them. Each monthly winner receives a \$50 Lowe's gift card and also gets their picture in our newsletter!

Finally, please feel free to reach-out to me if you do not have a copy of the Covenants and Restrictions for our neighborhood (you can also find them under the Resources section of www.thewoodlandshoa.com). It is critical to review these when you are contemplating making a change to your home or are looking to add something to your property. Your Board is here to help you determine what you can and can't do and we find that the sooner we are engaged, the better the final results. (W)

When in Doubt...

The Woodlands development has Protective Covenants & Restrictions that everyone who lives in our neighborhood must abide by. These covenants & restrictions are for the protection and enhancement of OUR community and are intended to promote and ultimately add value to each and every property.

Upon moving into The Woodlands you should have received a copy of our Protective Covenants & Restrictions from your real estate agent or directly from Brad Jones, our HOA President. If you've misplaced yours or never received one, you can get a copy by visiting our website at www.thewoodlandshoa.com and click on the Resources tab.

When in doubt as to what may or may not put you in violation of these restrictions, please do not hesitate to contact any board member for guidance. This is much easier than making what may end up being a costly mistake! (W)

Architectural Approvals

Any time you are going to change the outside of your home, you must seek approval from your HOA Board as stated in the protective covenants. These changes include but are not limited to: additions, porches, decks, patios, sheds, fences, swimming pools, and major landscaping.

The Architectural Approval form is available from your Block Captain or any Board member and is available for you to print off of our website. The Architectural Review Committee (ARC) will review your request and respond within 30 days.

January Reviews/Approvals

There were no ARCs to review.

February Reviews/Approvals

Dan Mangold | 285 River Birch Circle | Partially fence backyard using a 4' high with three gates and split-rail design.

March Reviews/Approvals

Matt McNevin | 357 River Birch Circle | Fence backyard utilizing wood stained dark brown on the sides and black aluminum with two gates along the front. Aluminum to be 4' high split rail and wood to be 4' high privacy.

Scott Howard | 129 Shagbark Lane | 10' x 12' barn-style out building painted to match house and located in the back right-hand corner of yard.

Amy Strahan | 270 River Birch Circle | Add 6' x 8' to current 10' x 16' deck and change to composite material. A portion of deck is to be screened in and covered in a neutral-colored metal to compliment the house.

Keeping Our Street Lights in Working Order



The Woodlands development has 29 street lights and contrary to popular belief, it is not necessary for you to call the Town of Mooresville to get one of these lights back in working order. You can bypass the town and go directly to EnergyUnited. Here's how...

Call the Customer Service number on your EnergyUnited bill and provide them with the following information. The name of the account holder which is the Town of Mooresville and the location of the light which is in The Woodlands and then give them the nearest house address of the light that is out and/or the pole number (which is located on the actually pole). If possible, tie a ribbon around the light pole as an indication to make it easier for the service individual to locate but this step is not necessary. Sounds like an easy and painless solution to me! ☺



Yard-of-the-Month is Back!

The Yard of the Month (Y.O.M.) award returns beginning in May and will continue through September. You can nominate someone's lawn (or your own) by sending an email to any Board member with the neighbor's name and or address. The winner will receive special recognition by having our Y.O.M. sign in their yard, a \$50 gift certificate, and their picture in our next newsletter! ☺



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Do you Have Ugly Streaks on Your Roof Shingles?

Have you noticed a lot of homes with asphalt shingles have black or dark streaks running down the side that usually faces toward the north? After researching the internet for the cause and cure, it appears that it is a mold, mildew or algae that tend to grow over time on asphalt shingles. Many internet sites suggest that a combination of bleach and water be sprayed on the affected area. This will kill the mold or algae supposedly without affecting the shingles.

In addition, several of the informational web sites suggest a product called "Wet & Forget". This is a moss, mold, mildew and algae stain remover. It is non caustic, non acidic and no bleach. This product should also be sprayed on with a garden type sprayer.

The results of using either product should improve the appearance of your home's curb appeal. ©

I'm So Clever

If you have any helpful hints you would like to share please email them to me at markandsheri87@gmail.com and I'll include them in our next newsletter.

1. Before pouring tomato based sauces into Tupperware containers, spray them with a nonstick cooking spray and there won't be any stains!
2. Wrap celery in aluminum foil when storing in the refrigerator and it will keep for weeks!
3. To clean crayon marks off of your walls take a damp cloth and dip it in baking soda. It will clean them right off!
4. When working on a ladder with a drill, automatic screwdriver, screws, etc. you can eliminate the worry of them falling off or the need for climbing up and down it by putting all your tools in a small bucket/basket and tying it to the ladder!

Home Preventative Maintenance

Kennedy Enterprise is a well established home improvement company in Mooresville, NC. In our many years of working on homes, we have found that most homeowners are not aware of the key areas that need to be maintained, or just do not have the time or tools. There are areas that must be attended to annually & semi-annually to protect our most important investment.

We offer a unique & revolutionary service, **Home Preventative Maintenance Program**, which is a low cost service that helps you save money by eliminating high cost repairs or failures, extends the life of home components & systems, reduces health & safety risks and maximizes a home's value & appearance.

Very much like a maintenance program for our vehicles, computers, electronics, etc., however, this program is for our largest investment and at a lower cost. We inspect the entire home, including attic, crawl space, roof, windows & doors, fixtures, deck & porch, smoke alarms & fire extinguishers, perform moisture tests, etc. We caulk what's needed inside & out. We clean the gutters as needed. We make all minor adjustments while we are there.

We visit the properties two times per year, which delivers peace of mind to know that experts are helping to reduce overall costs of home ownership & increasing your return on investment. Feel comfort in knowing that all of our employees pass a background check before joining our team.

Program members also receive a 20% discount on any additional home improvement work that we are asked to do. We would like to offer this **Home Preventative Maintenance Program** to **Woodland's HOA** members at a discounted price.

If you are a landlord or property manager, we have multiple property discounts as well.

Call for an appointment...704-236-9909
mz6@kennedyhomeimprovement.biz
www.kennedyhomeimprovement.biz



Did you know....



That the North Carolina Code of Ordinances has a law requiring proper display of address numbers? Below please find their guidelines:

ARTICLE V. STREET ADDRESS NUMBERS

Sec. 20-115. Display specifications; notice of violation; penalty.

- (a) The owner, agent, or occupant of any residential, commercial, or other building or structure within the town shall cause such building or structure to be numbered in accordance with the street number or address assigned by Iredell County.
- (b) The street numbers on residential buildings or structures shall not be less than four (4) inches high, on commercial buildings or structures shall not be less than six (6) inches high, and on all other buildings or structures shall not be less than six (6) inches high. All numbers shall be of a contrasting color to the background to which they are attached, and located in such a manner as to be readily identified from the street on which the building is located.
- (c) Penalty. Any violation of this article subjects the offender to a civil penalty of one hundred dollars (\$100.00), as provided in Sec. 1-14. (W)

Finance Report | Year-to-Date As of March 31, 2013

Income

HOA Assessments	\$16,325.00
Advertising	\$ 0.00
<u>Interest Income</u>	<u>\$ 0.36</u>
Total Income	\$16,325.36

Expenses

Accounting	\$ 0.00
Annual Meeting	\$ 0.00
Bank Charge	\$ 0.00
Electric	\$ 93.10
Front Entrance	\$ 5,266.00
HOA Events	\$ 0.00
Insurance	\$ 0.00
Irrigation Water	\$ 15.47
Landscaping	\$ 1,200.00
Miscellaneous	\$ 100.00
Newsletter	\$ 0.00
Office Supplies	\$ 0.00
P.O. Box Rental	\$ 0.00
Postage	\$ 0.00
Printing	\$ 81.00
Repairs & Maintenance	\$ 114.15
Signs	\$ 0.00
Website	\$ 575.00
<u>Yard-of-the-Month</u>	<u>\$ 0.00</u>
Total Expenses	\$ 7,444.72
Net Increase in Cash	\$ 8,880.64
Checking Account Balance	\$ 6,335.82
Saving Account Balance	\$11,150.39



Earth Day

The environmental committee chaired by Pat Blide is hosting its fourth annual Woodlands Earth Day event on Saturday, April 20th. Those interested in participating should meet at our entrance at 9am.

We're hoping for nice weather again and an increase in our number of volunteers. Our focus this year will be on the empty lot by our entrance. We really need as many men as possible because we really don't know what needs to be removed from the lot. We will also do a quick stroll throughout the neighborhood looking for any other trash or debris that needs to be removed.

It's really a great way to get to know your neighbors, spruce up our neighborhood, and all the while helping the environment! The more volunteers we have the less time it will take. If you're wondering about having enough time, last year we were all finished up and headed home before the noon hour! As an added benefit to all who help Pat has graciously offered to grill hotdogs and provide her awesome homemade cookies – afterwards of course! (W)

Volunteers Needed

The Woodlands Homeowners' Board of Directors would like to have a few interested property owners form a committee to review, revise and recommend updates and changes to the Woodland's Declaration of Covenants, Conditions and Restrictions. The original document was written in the early part of May 1996. There have been three (3) amendments since the original writing and the Board believes there is a need to have a complete review of this document.

The committee will review each paragraph and make recommendations to the Board on additions, deletions and other changes as they see necessary. The Board will then review the committee's recommendations, and along with the committee, review, revise (if necessary) and approve the changes.

The revised document will then be forwarded to a local attorney for a legal review. At that point it is anticipated the Declaration of Covenants, Conditions and Restrictions will be submitted to all property owners for review and a vote. The changes are necessary to protect and enhance the value of all properties within the Woodlands Community.

If you are interested in volunteering to meet two or three times over the next several months, please contact Brad Jones 704-664-2879 or Ken Reiner 704-664-9848. (W)

Tidbits from Trish: Bran Muffins

One batter that I like to keep in my fridge is Bran Muffin batter. The recipe makes a large bowl full (I use the "That's a Bowl" from Tupperware to store mine in the fridge). The batter is good for 6 weeks. Some families make all of the muffins at once and freeze them; however my family prefers them hot out of the oven with a little butter on top. I hope that your family enjoys these healthy, tasty muffins!

Recipe

- | | |
|------------------------|--------------------------------------|
| 6 cups All Bran cereal | 5 cups flour |
| 2 cups boiling water | 5 tsp. baking soda |
| 1 cup oil | 2 tsp. salt |
| 4 eggs, beaten | 24 oz. jar apple butter |
| 3 cups sugar | chopped nuts or raisins,
optional |
| 1 qt. buttermilk | |

Pour boiling water over 2 cups All Bran add oil and set aside. Mix together eggs, sugar, buttermilk and the rest of the All Bran cereal in that order. Sift flour, baking soda and salt. Combine sifted ingredients, boiling water, cereal & oil mixture, and eggs & sugar mixture then stir in apple butter and nuts or raisins.

Bake in greased muffin tins at 400 degrees 15-20 minutes. Mixture keeps in fridge for 6 weeks.

Yield: 6 dozen



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Block Captains

Brad Jones
164 River Birch Circle
704.664.2879
bradbjones@windstream.net

River Birch: 120, 121, 124, 125, 128, 131, 132, 135, 136, 139, 140, 143, 144, 147, 148, 151, 152, 155, 156, 159, 160, 163, 164, 167, 171; **Shagbark:** 137.

Sheri Boffa
189 River Birch Circle
704.799.6030
markandsheri87@gmail.com

River Birch: 193, 199, 205, 209, 213, 217, 221, 225, 229, 233, 237, 241, 245, 249, 253, 257, 261, 265, 269, 273, 277, 281, 285, 289, 293, 297.

Mary Jo Palmieri
185 River Birch Circle
704.664.7602
mjpal777@msn.com

Baldcypress: 110, 114, 118, 122, 126, 130, 134, 138, 142, 146, 150; **River Birch:** 304, 308, 314; **Shagbark:** 109, 113, 117, 121, 125, 129, 133; **Water Ash:** 110, 112, 118, 120.

Ken Reiner
109 Shagbark Lane
704.664.9848
kenreiner@hotmail.com

Balsam: 103, 104, 107, 108, 110, 111; **River Birch:** 104, 110, 114, 301, 305, 309, 313, 317, 321, 325, 329, 333, 337, 341, 345, 349, 353, 357, 361, 365.

Evan Lawson
178 River Birch Circle
704.660.9545
efl269pgr@aol.com

Baldcypress: 117, 121, 125, 129, 133, 137, 141, 145, 149, 153; **Firethorn:** 102, 103, 106, 109, 112, 113, 117; **River Birch:** 105, 111, 115, 177, 181, 185, 189, 190; **Shagbark:** 156, 160

Hugh Good
132 Shagbark Lane
704.663.4914
hughgood@roadrunner.com

Black Alder: 108, 112, 113, 116, 117, 120, 121, 122, 123, 124; **River Birch:** 242, 250, 254, 258, 266, 270, 274, 278, 282, 286, 290, 294; **Shagbark:** 112, 116, 120, 124, 128, 132.

Jim Hadden
110 Buckthorn Court
704.663.0251
jicahadden@aol.com

Buckthorn: 109, 110, 111, 114; **River Birch:** 178, 184, 190, 194, 198, 202, 206, 210, 218, 228, 324, 328, 334, 342, 346, 350, 356, 366, 376; **Water Ash:** 109, 113, 119.

Mark Your Calendar!

Earth Day | Saturday, April 20th, 9am

- Help spruce up our entrance and make our neighborhood shine!
- Get to know your neighbors while helping your local environment!
- Meet at our entrance at 9am!

Annual Yard Sale | Saturday, May 4th, 7am

- Hours are 7am to noon—or longer if you want!
- Advertising for two weeks prior to sale and signage at all major intersections!
- This sale brings LOTS of bargain hunters into our neighborhood!

Yard-of-the-Month | May through Sept.

- Win a \$50 gift certificate to Lowe's!
- Display our Yard-of-the-Month sign in your yard for all to see!
- Nominate your neighbors—or yourself!

Night Out Against Crime | Tuesday, Aug. 6th

- From 7 to 10pm turn on your porch light, lock the front door, and come outside!
- Enjoy yummy ice cream with all your favorite toppings at our Ice Cream Social!
- Visit with your neighbors and others who live in The Woodlands!

Annual Picnic | Saturday, September 28th

- Enjoy lots and lots of great food!
- Drawings for a \$25, \$50, and \$100 gift card during the last hour!
- Held at Bellingham Park from 5 to 7pm!

Advertise Here

A little investment can go a long way toward reaching potential customers by advertising in the Woodlands' quarterly newsletter!

Full-Page Ad \$40/issue OR \$150/year (4 issues)
Half-Page Ad \$30/issue OR \$110/year (4 issue)
Quarter-Page Ad \$20/issue OR \$70/year (4 issues)
Business Card Ad \$10/issue OR \$30/year (4 issues)

Ads re accepted on a first come, first served basis. Deadline for entry in the Third Quarter newsletter is **June 7, 2013**. Please send camera-ready artwork in PDF, JPG, PSD, or EPS format to markandsheri87@gmail.com. Make checks payable to: The Woodlands, P.O. Box 1226, Mooresville, NC 28115. Thank you!

Numbers to Know

Auto Registration 704.663.5472	NC Highway Patrol 704.878.4221
Call Before You Dig 800.632.4949	PSNC Energy 877.776.2427
Driver's License 704.664.3344	Parks & Recreation 704.663.7026
Energy United 800.386.4833	Poison Control 800.222.1222
Fire Department 704.664.1338	Public Works Dept. 704.664.4278
Garbage Collection 704.664.4278	Street Light Outage 704.664.4278
Iredell Tax Office 704.878.3020	Town of Mooresville 704.663.3800
Mayor's Office 704.663.0426	Voters' Registration 704.878.3140
Mooresville Police 704.664.3311	Water/Sewer 704.663.3800