



The Woodlands

P.O. Box 1226 | Mooresville, NC 28115 | Third Quarter 2011

2011 HOA Officers

Brad Jones, President

164 River Birch Circle | tel 704.664.2879
email: bradbjones@windstream.net

Evan Lawson, Vice President

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

MaryJo 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: sboffa@windstream.net

Kurt Kahne, Member

250 River Birch Circle | tel 704.929.9126
email: kurtkahne@gmail.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.

Third quarter 2011 meeting dates:

July 11th

August 1st

September 12th



Annual Yard Sale Returns!

Due to the many requests the Board received from neighbors, the community-wide yard sale made a return appearance on Saturday, May 14th. The sky looked like it was going to break loose at any minute! Luckily the rain held off until around 10 a.m. giving shoppers several hours to hunt for bargains.

The sale ran from 8 a.m. to noon but shoppers were seen scouring the neighborhood before 7 a.m.! Not as many homes participated as we had hoped, but the weather probably played a role in that. The yard sale will return next year but more than likely the start time will be moved up to 7 a.m.

Thanks to all the neighbors who participated! If you have any ideas or suggestions for next year, please contact Sheri Boffa at sboffa@windstream.net. 



President's Corner



Brad Jones

I hope everyone is doing well and staying cool! It may not feel like it now, but Fall is just around the corner. With Fall comes our **Annual Neighborhood Picnic** which is one of our most popular events. This year's picnic will be held on **Saturday, September 24th**, at Bellingham Park. This is a great opportunity to come out and sample some great food and socialize with old friends and meet some new friends. Please look for additional information about the picnic in this edition of our newsletter and also be sure to watch your email box for additional updates!

We have already had two great Yard-of-the-Month winners and we have three more awards to give out. Many of you have been working really hard on your yards and they look great! We love to receive nominations for potential winners, so please be sure to send these to me or your block captain.

Finally, I have two recognitions. First, I would like to thank Pat Blide for coordinating and hosting our April Earth Day event. A group of us gathered to collect trash around our neighborhood and Bellingham Park. Everyone had a great time and I am happy to report that we did not have a lot of trash to pick-up! Thanks to everyone for helping to keep our neighborhood clean! Second, I would like to thank Amy Michalski for her years of service on the Board. Amy has been our Treasurer since December 2007 and has done a fantastic job! Amy and her husband Mark are moving to the lake and they both will be missed. (W)

Speeding Signs Appear... Then Disappear

The signs encouraging drivers to slow down that were suggested by Jim Byrum are now at our entrance. Well, sort of. Our plan was to change them out periodically and we hoped they would serve as a 'gentle reminder' to watch your speed limit while driving in our neighborhood. We have lots of children living in The Woodlands and now that school is out for the summer it is more important than ever to be mindful of others.

Two of the three signs we had printed have "disappeared". If you have any idea where these "missing" signs might have gone, please contact any board member. You will remain anonymous.

If this was a prank it's not funny. We would like to believe that no one living in The Woodlands believes it's okay to drive fast through our development. We would also like to believe that preventing someone from getting hurt was more important than arriving home one minute sooner. Are we wrong? (W)



Finance Report | Year-to-Date

As of June 30, 2011

Income

HOA Assessments	\$17,457.88
Advertising	\$220.00
Interest Income	\$3.14
Total Income	\$17,681.02

Expenses

Accounting	\$315.00
Annual Meeting	(\$100.00)
Electric	\$257.87
Bank Fees	\$0.00
HOA Events	\$89.74
Insurance	\$0.00
Irrigation Water	\$44.98
Landscaping	\$4,200.00
Newsletter	\$0.00
Office Supplies	\$0.00
Postage	\$77.00
Printing	\$97.66
Repairs & Maintenance	\$52.82
Signs	\$85.50
Yard-of-the-Month	\$250.00
Miscellaneous	\$38.73
Front Entrance	\$0.00
Website	\$475.00
Total Expenses	\$5,884.30
Net Increase in Cash	\$11,796.72
Checking Account Balance	\$2,135.04
Saving Account Balance	\$17,143.38

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. The Architectural Review Committee (ARC) will review your request and respond within 30 days.

April Reviews/Approvals

There were no ARCs to review.

May Reviews/Approvals

Jeff & Kristi Richardson | 268 River Birch Circle
| Install a 32.6' x 14.6' pool bordered by various widths of concrete and a brick retaining wall and a 4' high privacy fence and steps leading to existing shed. After six months the fence will be painted a dark green to match existing shed.

June Reviews/Approvals

There were no ARCs to review.

Thank You, Thank You, Thank You!!

Amy Michalski has been a member of our HOA Board for four years and served as our Treasurer for all four of those years. Amy and her husband Mark recently made a decision to put their home on the market because of their long-term desire to have a home on Lake Norman. Their home sold quickly and by the middle of June they were off to begin their new adventure on Lake Norman! Thanks for everything Amy – you will be missed!

Amy's expertise in making sure our bills stayed current, tracking HOA dues, and keeping the Board abreast of our finances will be sorely missed. MaryJo Palmieri has taken Amy's place as a voting member on the Board and has graciously agreed to take over the Treasurers' position as well. MaryJo has an extensive background in administrative work. Thanks MaryJo!! 🍷



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Agent

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704-663-3572

Summer is near...
Call us **TODAY** for your A/C Tune-Up!!

YOUR Comfort is OUR GOAL

It's Back...Yard-of-the-Month

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 Yard-of-the-Month sign in their yard, a \$50 gift certificate, and their picture in our next newsletter!



May Winners | Matt and Karen McNevins



June Winners | Milan (shown above) & Mary Davis

And the Winners Are...

It's back – our annual Yard-of-the-Month (Y.O.M.) Award! Our winners for the month of May, and the first recipients' for the 2011 season are Matt and Karen McNevins who reside at 357 River Birch Circle. Winners for the month of June are Milan and Mary Davis who reside at 346 River Birch Circle.

Lawns like these don't happen without a lot of hard work and a little elbow grease! Each winner received a \$50 gift certificate to Lowe's and had our Yard-of-the-Month sign displayed in their beautiful yards. (W)

You can nominate someone's lawn (or even your own) by sending an email to any Board member with the neighbor's name and/or address.

No Dumping Zone | Now that we have rid the empty lots in our neighborhood of unsightly trash, the Board asks that you refrain from using them as dumping grounds. Please respect the great time and effort that went into this clean up. Any garbage you have can be placed at the curb and the Town of Mooresville will pick it up at **no cost** to you.

Pay-It-Forward Event

Your Board received a request from one of our neighbors to hold our next Pay-It-Forward event for the Mooresville Lake Norman Christian Mission.

The **Mooresville Lake Norman Christian Mission** has served South Iredell County and the Lake Norman region for over 70 years. Their original mission was to provide food and clothing for the less fortunate in our community. In recent years, their focus has been on bringing families and individuals out of poverty or crisis into self sufficiency. The Mission is currently serving over 4,000 families.

Watch your email for all the details including the exact date in July for the collection as well as a full list of items needed to help out this very worthy organization! (W)



List of Needs

Some of the things the Mooresville Lake Norman Christian Mission can use include:

Groceries

Canned fruits
Vegetables
Spaghetti
Flour
Sugar
Peanut Butter
Macaroni & Cheese

Personal items

Razors
Diapers
Shampoo
Toothbrushes
Toothpaste

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



The Woodlands' Earth Day

The environmental committee chaired by Pat Blide held its Second Annual Woodlands' Earth Day event on Saturday, April 30th. A small turnout didn't stop the brave few from rolling up their sleeves, grabbing trash bags, and heading out to begin the clean up process.

Because of the small turnout Pat was able to give all of the volunteers a free T-shirt AND there were more of those famous cookies for everyone to eat! A really big thank you goes out to Pat!!



Last year it took our crew about four hours to pick up trash and clean the empty lots of garbage, limbs, etc. This year it took the group less than two hours! This is a credit to all who live in The Woodlands. Thank you for taking pride in our neighborhood – and the environment. (W)

Woodlands' Annual Picnic! Mark Your Calendar NOW!

Our Annual Picnic has really taken on a life of its own. As our neighborhood has grown so has the attendance at this annual event. The picnic is traditionally held at Bellingham Park from 4 until 7 p.m. the last Saturday in September. That means this year's picnic will be held on September 24th.

Your HOA will provide the entrée, plates, utensils, chips and drinks. All you need to bring is your family, chairs and, if your address ends with an odd number, a side dish or, if it ends in an even number, a dessert. If you missed last year's picnic or have never attended one we hope you'll pencil September 24th on your calendar after you're through reading our newsletter.

Several neighbors mentioned that they don't attend the picnic because it's geared towards those neighbors that have young children and they don't have kids. If your kids are grown, invite the grandkids. Or just bring yourself and get to know your neighbors.

Of course we do try to plan activities that the kids will enjoy, but that's just a small part of the whole picnic. We like to plan something different every year but we seem to be drawing a blank this year. If you have any ideas for activities or entertainment for the kids or the adults, would you please contact Sheri Boffa? Her contact information can be found under Board members, block captains, or in our neighborhood directory.

In short, the picnic is more than fun activities. It's a time to relax and a really great opportunity to meet others who live here in The Woodlands or to catch up with neighbors you haven't seen in a while. And of course there is all that delicious food... (W)

Block Captains

Brad Jones
164 River Birch Circle
704.664.2879

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

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.

MaryJo Palmieri
185 River Birch Circle
704.664.7602

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

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

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; **Shagbark:** 160.

Kurt Kahne
250 River Birch Circle
704.929.9126

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.

Brad Jones
164 River Birch Circle
704.664.2879

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!

Woodlands Annual Picnic | Sept. 24 4 – 7 p.m.

Activities for the WHOLE family! Enjoy lots and lots of great food! No better way to spend time getting to know your neighbors! Traditionally held at Bellingham Park.

Halloween Spook-tacular | October 31 6:15 – 6:45 p.m. | 189 River Birch Circle

Costume contest for dad, mom, the kids, and even your pets! Best Halloween house display! Prizes!! Treats!! Be there or beware....

Numbers to Know

Auto Registration
704.663.5472

Call Before You Dig
800.632.4949

Driver's License
704.664.3344

Energy United
800.386.4833

Fire Department
704.664.1338

Garbage Collection
704.664.4278

Iredell Tax Office
704.878.3020

Mayor's Office
704.663.0426

Mooresville Police
704.664.3311

NC Highway Patrol
704.878.4221

PSNC Energy
877.776.2427

Parks & Recreation
704.663.7026

Poison Control
800.222.1222

Public Works Dept.
704.664.4278

Street Light Outage
704.664.4278

Town of Mooresville
704.663.3800

Voters' Registration
704.878.3140

Water/Sewer
704.663.3800

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)
(7" w x 9.5" h)

Half-Page Ad \$30/issue OR \$110/year (4 issues)
(7" w x 4.5" h)

Quarter-Page Ad \$20/issue OR \$70/year (4 issues)
(3.25" w x 4.5" h)

Business Card Ad \$10/issue OR \$30/year (4 issues)
(3.25" w x 2" h)

Ads will be accepted on a first come, first served basis. The deadline for entry in the Fourth Quarter 2011 newsletter is **September 2, 2011**. Please send camera-ready artwork in PDF, JPG, PSD, or EPS format to sboffa@windstream.net. Make checks payable to: The Woodlands, P.O. Box 1226, Mooresville, NC 28115. Thank you!