

# The Woodlands

P.O. Box 1226 | Mooresville, NC 28115 | Fourth Quarter 2010

## 2010 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

### Amy Michalski, Treasurer

365 River Birch Circle | tel 704.799.9436  
email: amyandmark@windstream.net

### Sheri Boffa, Secretary

189 River Birch Circle | tel 704.799.6030  
email: sboffa@windstream.net

### Kurt Kahne, Member

250 River Birch Circle | tel 704.664.9045  
email: kurtkahne@gmail.com

### MaryJo Palmieri, Member

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

### Jamie Robustelli, Member

181 River Birch Circle | tel 704.660.1003  
email: robsjayz@aol.com

## HOA Board Meeting Dates

Your HOA Board meets the first Monday of every month at 7 p.m. at Amy Michalski's home.

Anyone living in The Woodlands is welcome to attend. If you have something you'd like to discuss, please contact Brad Jones to be put on the agenda.

Fourth quarter 2010 meeting dates:


October 4th  
November 1st  
December 6th



## Pay it Forward: Humane Society of Iredell

Our second Pay It Forward activity was a great success. Through the generosity of our neighbors we collected a whole truck load of much needed items for the Humane Society of Iredell. Over 150 pounds of dry pet food was collected as well a lot of the other items on their Wish List.

A special thank you goes out to Brad & Maggie Jones, Amy Michalski, Evan Lawson, and Mark & Sheri Boffa. Brad drove his truck through the neighborhood while the others loaded up the truck bed with all the goodies! Brad and his daughters, Maggie & Riley delivered the items to the Humane Society. They were thrilled.

Brad's daughter Maggie is a member of the Beta Club at Mooresville Middle School and was in need of service hours. She thought this would be a great opportunity to put in some of those hours. If your children need to complete service hours as well, our Pay It Forward activities are a great way to not only accomplish that, but in the process help a well-deserving organization! 

# President's Corner



**Brad Jones**

It is hard to believe that we are already in the final quarter of 2010! I enjoyed seeing a number of you at our annual picnic on September 18th. The weather was fantastic and the food and fellowship was enjoyed by all! This is traditionally our most popular event and I highly recommend it if you have never attended.

I would also like to thank everyone that participated in our recent supply drive for the Humane Society of Iredell. We collected 150+ pounds of dry pet food along with a pick-up truck load of additional items including cleaning supplies, bedding, toys and canned food. The volunteers at the Humane Society were very appreciative of all of our donations and said that they will definitely make a difference.

Please reach out to Sheri Boffa if you have an idea for our next "Pay it Forward" community service event. We will start the planning process for it soon and would love to hear from you.

Over the next three months, we have a number of upcoming events. These include our annual Halloween Party in October, our Annual Meeting in November and our Winter Wonderland extravaganza in December. You can find additional details about all of these in this newsletter and I hope you will make plans to participate in some or all of them. We are already starting to plan for 2011 and would love to hear from you if you have an idea for an event. Please feel free to reach out to any of the HOA Directors if you have an idea you would like us to consider.

I hope you enjoy the final 2010 edition of our newsletter. The newsletter, in conjunction with our website ([www.thewoodlandshoa.com](http://www.thewoodlandshoa.com)), is a great way for you to stay up-to-date on the happenings in our wonderful community. (W)

## Annual Homeowners Meeting

Your board has once again reserved the Peddler Room at the Charles Mack Citizen Center for our annual homeowners meeting. This year's meeting will be on **November 16th** and will begin promptly at 7pm. Don't be late because the first thing on the agenda will be the drawing to have your HOA dues paid for 2011 and you must be present to win!

Amy and Brad will be reviewing how our budget for 2010 fared and will then present the board's suggestions for next year's budget. Please come and share your thoughts on what the focus for our neighborhood should be for 2011. We will also hold the election of officers for four seats on our board that are about to expire (two voting member seats and two non-voting seats). Refreshments will be served. (W)


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## Yard of the Month: And the Winner Is....

Congratulations go out to Dick and Marcia Beck for winning Yard of the Month for the month of July, Lena Carlough for the month of August, and to Bob & Kris Temple ( 124 Black Alder Court, no photo available) for the month of September. All three are being honored for all of the hard work on their yards.

Lawns like theirs don't just happen without a little elbow grease. They all received \$50.00 gift certificates to Lowe's and had our Yard of the Month sign displayed in their beautiful yards! The Temples are our last winners for the 2010 season. 'Til next year... (W)



July | Dick & Marcia Beck | 356 River Birch Circle



August | Lena Carlough | 171 River Birch Circle

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# Finance Report | Year-to-Date

## As of September 30, 2010

### Income

HOA Assessments	\$17,680.50
Advertising	\$170.00
Interest Income	\$7.55
<b>Total Income</b>	<b>\$17,858.05</b>

### Expenses

Accounting	\$315.00
Annual Meeting	\$100.00
Electric	\$320.00
Bank Fees	\$25.00
HOA Events	\$1,114.55
Insurance	\$998.00
Irrigation Water	\$350.57
Landscaping	\$6,106.74
Newsletter	\$0.00
Office Supplies	\$0.00
Postage	\$0.00
Printing	\$102.48
Repairs & Maintenance	\$173.27
Yard-of-the-Month	\$250.00
Miscellaneous	\$0.00
Front Entrance	\$0.00
Website	\$445.00
<b>Total Expenses</b>	<b>\$10,300.61</b>

Net Increase in Cash	\$7,557.44
Checking Account Balance	\$2,045.93
Saving Account Balance	\$9,139.20

### 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.

#### July Reviews/Approvals

There were no ARCs to review.

#### August Reviews/Approvals

There were no ARCs to review.

#### September Reviews/Approvals

There were no ARCs to review.

## LIFE DOESN'T STAND STILL AND NEITHER SHOULD YOUR INVESTMENTS.

Time can affect you as much as your investments. While you can't stop change, you can help make sure your investments match your current circumstances and goals.

Fortunately, doing that may be as easy as meeting with your financial advisor. A free Portfolio Review from Edward Jones can help identify where your investments stand in relation to your goals. And help put time back on your side.

To schedule a complimentary Portfolio Review, call your local financial advisor today.

#### Janice D Lowrance

Financial Advisor

109 Professional Park Drive  
Suite 100  
Mooresville, NC 28117  
704-663-5382

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## Woodlands' Annual Picnic

This years weather certainly made up for the clouds and the rain we had at last years picnic! We couldn't have asked for a better day. A slight breeze and temperatures in the 80s made for a picture perfect afternoon. Our numbers were down from the last couple of years but there was a lot of laughter, good cheer, and of course great food.

Back by popular demand this year was Adrian Gagnon the Magician. He arrived at 4:30pm and began making balloon art for all the children. At 5:30pm he pulled out his magic wand and performed an hour long magic show that had the adults as well as the children wondering "how did he do that?"

If you missed this years picnic or have never attended one we hope you'll try to come next year. Please note that our neighbor picnic isn't just for the children but the adults as well. It's really a 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's all that delicious food.... (W)



## Halloween Spook-tacular!

Costumes, prizes, and candy – oh my! Make no bones about it, there's mischief brewing in the Woodlands. Why? It's almost time for our annual Halloween Spook-tacular event on October 31st.



The hair-raising good time will be held at 189 River Birch Circle and begins at 6:15pm and runs until 6:45pm. The highlight of the event is the booo-tiful costume contest. The categories are adults, kids (divided into age groups of 2 & under, 3&4, 5-7, and 8-12) and pets. And don't forget to turn your house into the best haunt in the neighborhood as well.

Prizes will be given in each category!! Witches brew and ghostly treats will be served. Don't miss out on this fang-tastic time! (W)

## Woodlands' Winter Wonderland

Come join in the holiday spirit by helping decorate our entrance for the holidays. We received so many compliments last year on how festive our entrance looked. Let's see if we can't out do ourselves this year. Your board will supply all of the decorations and the lights. It really is a great way to spend some fun time with your family and getting to know others in the neighborhood as well. We will plan to meet at the entrance on Saturday, December 4th at 10am. Ho-ho-hope to see you there! (W)

**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.

## 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.

**Jamie Robustelli**  
181 River Birch Circle  
704.660.1003

**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  
704.664.9045

**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.

**Amy Michalski**  
365 River Birch Circle  
704.799.9436

**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!

**Halloween Spook-tacular | Oct. 31st  
6:15 to 6:45 p.m. | 189 River Birch Circle**  
Costume contest! Best decorated house! Prizes, treats, hay rides!! Be there or beware...

**Annual Homeowners' Meeting | Nov. 16  
7:00 p.m. | Charles Mack Citizens Center**  
Register to win your HOA dues paid for 2011!  
Drawing at 7 p.m. Hear what the Board has planned for 2011 and give your input. Election of new officers. Refreshments served!

**Woodlands Winter Wonderland | Dec. 4  
10:00 a.m. at The Woodlands' Entrance**  
Get in the holiday spirit. Decorate our entrance and get to know your neighbors! Fun for everyone!

## 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

## Advertise Here

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(7" w x 4.5" h)

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**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 First Quarter 2011 newsletter is **December 3, 2010**. Please send camera-ready artwork in PDF, JPG, PSD, or EPS format to [sboffa@windstream.net](mailto:sboffa@windstream.net). Make checks payable to: The Woodlands, P.O. Box 1226, Mooresville, NC 28115. Thank you!