

Manager's Corner August 2020

We hope you and your families are healthy, staying safe and enjoying the outdoors as much as possible during these uncertain times. Please be reminded that residents must have a Highland Creek ID to use the parks, pools and other amenities in the community. Below, we have included a few items of interest and information for you.

Voting Member Ballots

The Annual Meeting of the Association is currently scheduled for September 15, 2020. Please stay tuned via www.highlandcreek.com and the weekly e-blast for updates or changes to the meeting date. Each unit owner will soon be receiving a ballot to elect a Voting Member to represent their village or sub-association for 2020-2021. This resident will also represent your neighborhood at the bi-monthly Advisory Committee Meetings. The resident with the second highest number of votes will serve as your Alternate Voting Member and serve in the absence of the Voting Member. **Please return your ballot.** If your Village ballot does not have the name of a nominee on it, pull together some neighbors and ask an interested resident to serve in this capacity. You may write in a nominee (with his/her permission) on the ballot. The following Villages were not represented at the Advisory Committee Meetings this past year: Cambellton, Dominion Ridge, Hartfield Downs, Northridge, Prescott Place and Signature Ridge Condos. It is important that each village and sub association elect an Owner to serve in this capacity. The representative often sends out information to the residents of his/her neighborhood following the Advisory Committee meetings with items of community interest, current initiatives before the Board of Directors, city/county issues affecting Highland Creek, upcoming association sponsored activities, etc. Representatives also benefit a village by bringing specific concerns before the Board of Directors at Advisory Committee meetings. In addition, a Voting Member casts a vote for all owners in a Village in the election of Board members, consideration of amendments to the governing documents, approval of annexation of property by the Association, and other business matters as specified in the recorded documents of the community.

Highland Creek Activities, Camps and Classes

The most up to date information about activities, camps, classes and registrations can be viewed on the HOA website, newsletter and official Facebook page: Highland Creek Community Association – Events and Activities.

Mailboxes

Unfortunately, old age is inevitable and has taken a toll on some of the mailboxes in Highland Creek; mailboxes that are freshly painted and in good repair help to beautify the streetscape throughout the community. If your mailbox is faded, rusted, leaning or missing parts, please take the time to make the necessary repairs. The entire community will benefit from this and your neighbors will greatly appreciate it too!

Should you need help with the repair of your mailbox post or need to purchase a new one, Watson Welding can assist with this and may be contacted at 704-821-7140.

Help Keep Your Streets Well Lit

The streetlights located in the community are operated and maintained by Duke Energy through an agreement with the city. The lights and power supplied to them are part of the municipal services each owner pays for in property taxes. If you notice a light not working or damaged, please report the street address located closest to the pole to Duke Energy at 1-800-POWERON (800-769-3766) or on their website, <https://www.duke-energy.com/north-carolina/outages.asp>

Community Landscape Update

Shrub pruning, round one for the summer, has been completed throughout the community and fresh mulch has been installed at the parks. The summer application of pineneedles will be installed in late July. Landscaping at many of the village entrances has been renovated and others will be renovated next spring.

Tall Grass and Other Yard Maintenance

Beautiful yards make beautiful communities. Please note that Highland Creek defines lawn care standards as follows:

- Grass mowed on a regular schedule to maintain a maximum height of 5".
- Pull or kill the weeds throughout the lawn, shrub beds and any trees in the yard.
- Trim/edge the grass off the sidewalk and driveway.
- Mow to eliminate grass seed head growth (sprouting).
- Mow grass between sidewalk and street.
- Fertilize, aerate and reseed with fescue seed on an annual basis.
- Trim/prune shrubs and trees to prevent overgrowth.

Thank you to those who persistently work to maintain their yard and uphold these standards for Highland Creek. For those whose yards are in need of maintenance, please talk with a landscape maintenance company or professional at a garden center for guidance and make arrangements to treat weeds now and aerate/reseed in the fall.

Hide Your Trash Cans

Many new residents have moved into the community over the spring and summer and are not aware of the proper storage location of garbage cans. The Highland Creek governing documents state that all garbage cans should be stored or screened such that they are not visible from the street or neighboring houses. Residents may 1) relocate the storage of the garbage can such that it is not visible (garage is preferred), 2) screen it with mature plant material, or 3) screen it by constructing an approved lattice enclosure (call Hawthorne Management for specifications and drawing of this enclosure).

A Few Quick Tips and Reminders

1. Prior approval is needed from the Modifications Committee if installing a fence or making a change to the exterior of the home (i.e., painting, roof replacement, driveway addition, solar panel install, tree removal, etc).
2. Sidewalks in the community are maintained by the City of Charlotte or Concord; any repairs can be reported by calling 311 or 704-920-5555.
3. Please keep sidewalks in front of your property clear of vehicles, shrubs or tree limbs.
4. One "For Sale" sign or "For Lease" sign is permitted in the front yard. "For Rent" signs are not permitted.
5. One Vendor Sign is allowed in the front yard while work is actively in progress on the property.
6. Always keep vehicle doors locked when parked in the driveway and remove any valuables.
7. Any mildew or mold needs to be cleaned from the exterior of the home.
8. Never leave your garage door open.
9. When walking your dog, please clean up your pet's waste.
10. Keep ladders, lawn mowers and other similar equipment stored in your garage.
11. Call the police immediately when you see suspicious persons or activities.
12. The speed limit on Highland Creek Parkway is 35mph! Please drive slow and safe.

The staff of Hawthorne Management Company appreciates the opportunity to serve as your management company for the Association. Please do not hesitate to call our office at 704-377-0114 if you have an Association related question, comment or concern. We wish you a safe and fun filled summer.