

Manager's Corner
June 2021

We hope you and your families are enjoying all the “summer fun” Highland Creek has to offer... four pools, five tennis courts, four pickle ball courts, eight parks, walking trails, play grounds, etc. Please check www.highlandcreek.com and sign up to receive a weekly e-blast for community updates. Below, we have included a few items of interest and information for you.

Nominees for Board of Directors

The Highland Creek Board of Directors consists of nine members that work closely with Hawthorne Management Company to oversee and manage all aspects of the Highland Creek Community Association. In September, three positions on the Board will be open for election by the Voting Members representing each Village. If you have a desire to serve on the Board of Directors and volunteer your time and expertise, please contact Leah Singleton at Hawthorne Management at 704-377-0114. Your name and contact information will be forwarded to the Nominating Committee. A member of the committee will call each nominee to discuss the role of a director and answer any questions the nominee may have regarding this position. Please be prepared to submit a brief personal biography and willing to commit a minimum of ten hours per month to your role as a Director of the Association.

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.

Architectural Approval Requests

The Modifications Committee received a record number of requests from residents to make changes and improvements to their property during the last year. For new residents who may not be familiar with this process, an Architectural Approval Form must be submitted to Hawthorne Management Company **prior** to beginning any modification to the exterior of your home. Examples of some of these modifications and common requests are painting the exterior, installing a fence, patio, pergola, pool and landscape changes. If you plan to install a fence, **first** read the Fence Design Guidelines and then submit a Request for Fencing Architectural Approval Form. Both of these forms are on the community website at www.highlandcreek.com. To access the forms, click on:

- HOA Info
- Governing Documents and Forms
- Request for Architectural Approval

The request will be reviewed by the Modifications Committee, who will respond to you in writing. Please allow 30 days to complete the approval process although the Committee is typically able to respond much sooner. **Prior approval of your**

modification or fence installation is required before your work begins; in addition, it may save you time and money.

Keeping Your Property in Compliance with the Governing Documents

Common items/violations noticed by the Covenants Inspector and routinely reported to our office that need attention include:

- Removal of white rocks - white rocks are not permitted; pineneedles, mulch and natural/earth toned rocks are acceptable ground cover
- Repair of wood rot on exterior of home
- Trimming back trees and shrubs blocking the sidewalk
- Screening trash cans out of sight from the street
- Mowing grass and removing weeds in the yard and shrub beds
- Storing any items such as lawn equipment, ladders, toys, landscape debris out of sight from the street and neighboring properties
- Storing commercial vehicles with decals in the garage or outside of the community
- Vehicles parked in the street overnight should be parked in the garage or driveway instead

Landscape Update

The landscape, irrigation and lighting was renovated at the Cambridge Bay, Whistlers Chase and Falcon Ridge entrances in May. Turf in the common areas has received two applications of fertilizer with pre-emergent. Spring flowering plant material, such as azalea and forsythia, will be tip pruned in May. Pruning of hedges and other plant material, along with the application of plant growth regulators, will also begin in May or early June. The trees along the walking trails are in the process of being limbed up. Residents can report any issues with landscape in the common areas to admin@hawthornemgmt.com.

Recent Actions Approved by the Board of Directors

Fresh mulch has been installed at all parks

Repairs have been made to the brick wall along the Highland Creek Parkway

New security cameras have been installed at all four main parks

Additional lighting will be installed in the Sports Club parking lot this summer

Fences at Clarke Creek and Sports Club pools have been painted

Repairs have been made to the pergolas at Christenbury and Clarke Creek pool

All four pool decks and playground equipment have been pressure washed

All entrance monuments throughout Highland Creek have been pressure washed

Reminder To Keep Vehicle Doors Locked

Please remember to keep your vehicle doors locked and store all valuables out of sight when parked in the driveway to prevent being a victim of crime and to help keep Highland Creek a safer place to live.

Concord Matching Grant

The Board of Directors has applied for and received a \$3,000 matching grant each year for the past seven years from the City of Concord. Grants have been awarded in the past for projects such as additional street lighting, swings, lighting at the Sports Club and the Frisbee disc golf course. The Board will be discussing potential projects for the 2021-2022 grant soon.

Lawn Maintenance Reminders for Upcoming Summer Months

June
Treatment for Grubs
Treatment for Japanese Beetles, aphids
Spray for Broad leaf weeds
1st Fungicide application
Treat lawn for nutsedge at first sign
Apply lawn insecticide for grubs

July
Spray for broadleaf weeds
2nd Fungicide Application
Check plants for aphids, scale, beetles
Supplemental Watering

Remember: Carry your photo ID cards when using any of the amenities in the community. Dues must be current to use the pools and other amenities in Highland Creek.

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.