

Highland Creek NEWS



February/March 2022

Upcoming Winter Events

Kids Winter Bingos - Feb. 12th
College Planning Class - Feb 24th
March Adult Bingo - March 14th

Details Inside

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Welcome Neighbors

If you are a new resident or tenant in Highland Creek, please stop by the Sports Club, located at 6616 Clarke Creek Parkway, to pick up your copy of the Highland Creek Community Association Rules and Guidelines for Harmonious Living.

What's My Day?

Not sure what day you should put your trash and recycling out?

Here are two websites that can answer that question:

Charlotte/Mecklenburg

mcmap.org/geoportal,
click on

"trash & recycling"

*Trash & recycling pickup in
The Glen is Wednesdays.

Concord/Cabarrus

concordnc.gov,

click on "community resource guide" then
"residential collection day information"

OR

go to highlandcreek.com, click on Community Info,
New Neighbors and "What's My Day for Trash".

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The Highland Creek News

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DEADLINE: March 1st

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COMMUNITY PHONE NUMBERS

Hawthorne Management	704-377-0114
H.C. Sports Club Office	704-766-0045
H.C. Activities Director	Amanda Ayers aayers@highlandcreek.com
Sports/Aquatics Director	pools@highlandcreek.com
Highland Creek Newsletter	advertising@highlandcreek.com 704-766-0045
Highland Creek Golf Club	704-875-9000
Security	704-609-0569
Tennis Lessons/Director	Kip Koross 704-576-5582 tennis@highlandcreek.com
The Haven-Memory Care Community	704-992-1560
The Laurels-Assisted Living Community	704-947-8050
The Player's Grille	704-875-8599
Univ. Child Dev. Center	704-875-3338
Highland Creek Website	www.highlandcreek.com

COMMUNITY CLUBS/SPORTS GROUPS

Golden Girls	Phyllis Smith	704-948-9548
Men's Golf	Mike Refsnider	704-201-1377
Senior's Golf	Ron Root	704-875-1385
Swim Team	HCHswimteam@gmail.com	
Womens Golf	Jenevive DeHart	720-951-0695

HOURS FOR: SPORTS CLUB OFFICE AND FITNESS ROOM

Monday~Friday

7:00am - 7:00pm

Saturday & Sunday

9:00am - 3:00pm

For Questions Call
704-766-0045

Kids Winter BINGO's

Saturday, February 12, 2022, at Prosperity Park Clubhouse
10:00am – 11:00am (Ages 5 to 10)
11:30am – 12:30pm (Middle School and High School)
1:00pm – 2:00pm (Ages 5 to 10)

Fun prizes and gift cards to win. Limited spaces available! Registration opens January 20th at HighlandCreek.com. For ages 5 to 10, you may register your child for one of the two sessions offered. Activity open to Highland Creek Residents ONLY who are up to date on their HOA fees.

FREE College Planning Class

Thursday, February 24, 2022 at the Sports Club (6616 Clarke Creek Parkway); 7:00pm-8:00pm

"How To Choose the Best College for Your Student AND Your Pocketbook". This will be a valuable class for all parents with college-bound students. The course will focus on ALL High School Grade Levels. Parents, bring your students!

In this informal class you will learn:

- How to help students decide which colleges to apply to.
- What the more selective colleges really want to see in your student's application.
- The 5 questions to ask colleges before your student applies.
- How to maximize your student's potential to receive scholarships, grants, and other forms of gift-aid.
- Is it possible to attend a PRIVATE COLLEGE for a Public College Price!!!
- Why procrastination can (and will most likely) cost a family thousands of dollars.
- Which open-source information repositories should be consulted to make informed college decisions?
- We will provide a detailed timeline for success.

Plan for a full one hour, we will use every minute of class time...and bring your student!

Reservations Required! Limited to the first 20 families. Email rclark@clarkcollegeconsulting.com or call 704-944-3543 to reserve your seats. When registering, please include name, address (required) and how many will be attending.

March Adult Bingo

Monday, March 14, 2022
26 Acres Brewery – 7285 West Winds Blvd. NW Concord, NC 28027
7:00pm – 9:00pm
\$6 a player; Ages 21 & up
Adults Only – Please no children

Join us for Adult Bingo! Doors open at 6:00. You must pre-register online to play. Online registration opens on Thursday, February 17th, at HighlandCreek.com. We will not allow walk-ins. Enjoy light appetizers, limited servings per person. Beverages available for purchase; no outside alcohol allowed. We play about 21 games during the BINGO session. Come out and have the chance to win some awesome prizes!

Highland Creek Residents Only – Do not register someone who is not a resident. We will be checking for Highland Creek IDs at the door. Tickets are non-transferable.

"Cover All" round sponsored by Consuelo Souders & Company, Keller Williams Realty and Brian Souders, Supreme Lending with the chance to win UP TO \$1,000 GIFT CARD!

Creek Kids Event - Challenge Island

Saturday, March 19, 2022, at Prosperity Park Clubhouse
Ages 5 - 10
10:00am – 11:00am
11:30am – 12:30pm

African Animal Safari Ride Challenge - Take an imaginary trip to Kenya and participate in a safari adventure! Learn to recognize the continent of Africa on the map. Learn the meaning of an animal habitat and learn to differentiate between Savanna, Wetland, and Jungle habitats. We will design and create an artistic background for our tribal safari ride that depicts one or more African habitats. We will open our own "safari company" and use creative and critical thinking skills to design and build an adventurous safari course. Creek Kids will be learning while having fun! Registration opens at HighlandCreek.com on February 24th. Highland Creek residents ONLY who are up to date on their HOA fees.

Easter Egg Hunt

Saturday, April 16, 2022
Prosperity Park (5710 Fairvista Drive)
2 pm – 5 pm



Come out and see the Easter Bunny! Enjoy face-painting, petting zoo, bounce house, big slide, free ice-cream, cotton candy, popcorn & water (one per person please while supplies last) and hunt for over 5,000 stuffed Easter eggs (please note: there will be a separate hunt area for ages 0-3 years)! Parents be aware, some eggs contain small pieces. Lucky eggs have a ticket to win a prize and must be redeemed at the event. The Egg Hunt will begin promptly at 2:15 pm. There is no rain date for this event.

Shred-It Community Event

Saturday April 23rd, 2022
11:00am - 2:00pm
Christenbury Pool Back Parking Lot (6213 Bells Mill Dr.)

Gather up all the documents that you have needed to shred! Come by the Christenbury pool (back parking lot) with your Highland Creek ID or driver's license between 11:00 am and 2:00 pm to have your documents shredded. Maximum six (6) paper boxes per household, Highland Creek residents ONLY. You must enter this event through the Bells Mill Dr. Entrance. No walk-ins. Items that can be shredded with paper: printer paper, colored paper, files with tiebacks, notepads, spiral notepads, manila folders, paper clips, binder clips, rubber bands, staples and envelopes. Items that cannot be shredded with paper: Cd's and DVD's, Hard Drives, Floppy disks, VHS Tapes, film, Cassette or back up tape, photographs, pill bottles. For more information visit www.ashredahead.com.

CPR Classes

Saturday, April 30, 2022
Sports Club
Session 1 - 10:00am to 12:00 noon
Session 2 - 12:30pm – 2:30pm
\$47 per participant (ages 12 through Adults)
This course will cover Adult, Child and Infant CPR/AED. Upon successful completion of class, each participant will receive a 2-year certification card. Registration opens April 7th, online at

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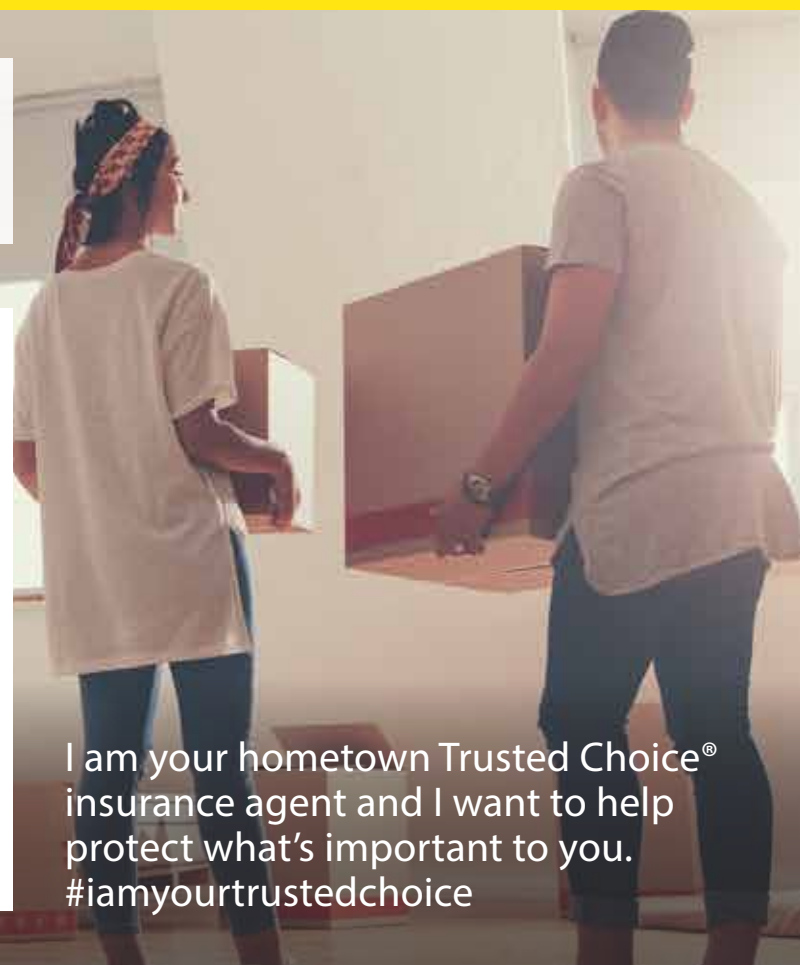
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How to Get Your Photo IDs

If you don't have a Highland Creek ID yet, or need a replacement card, now is the time to get it!

Please note the following:

- IDs are taken at the Highland Creek Sports Club office **by appointment only** Monday – Friday 10:00 a.m. - 7:00 p.m.; Saturday and Sunday 10:00 a.m. - 3:00 p.m. **Hours may differ due to COVID-19. Please check HighlandCreek.com for up-to-date hours. Call The Sports Club at 704-766-0045 for an appointment.**
- Everyone five years and older needs to have an ID card.
- You must bring your closing papers or rental agreement and a photo ID when coming for your first ID card.
- If you move from one house to another within Highland Creek, you must bring your closing papers or lease for the new house so that your address can be updated. Please do not throw away your ID cards from the previous house. The cards will be made active for your new address.
- If you lose your ID and need a replacement, you will need a photo ID and proof of residency such as a utility bill. There is a \$10.00 charge for replacement cards.
- Cards do not need to be updated unless you move. If you want to update your child's card there will be a \$10.00 charge until such time as they are able to go to the pool on their own (12 yrs. old).
- Your ID card is valid only if Association assessments are paid and up to date.
- ID cards are for residents only. **If you own a home but lease it to someone else, the lessee is entitled to the cards.**
- **Highland Creek Security has the authority to ask to see proof of residence. Please carry your Highland Creek ID badge with you when using any of the amenities including parks and playgrounds.**



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Guidelines for Clubhouse Rentals



- ✎ Clubhouse reservations are handled by staff at the Sports Club. Please call the Sports Club at 704-766-0045.
- ✎ You must be a Highland Creek resident and association dues must be current in order to reserve the facility.
- ✎ **The clubhouses cannot be used for any business, religious, charity or commercial purpose.**
- ✎ Prosperity Park - rental fee is \$100 with a damage/non-compliance deposit of \$350. A check for \$50 must be submitted with the contract to hold your reservation. The balance of \$400 must be paid by certified check or money order no later than 30 days before the event. Make check payable to HCCA.
- ✎ Sports Club - rental fee is \$200 with a damage/non-compliance deposit of \$350. A check for \$50 must be submitted with the contract to hold your reservation. The balance of \$500 must be paid by certified check or money order no later than 30 days before the event. Make check payable to HCCA.
- ✎ \$50 is non-refundable if your party is cancelled.
- ✎ **NO** cash payments will be accepted.
- ✎ Rental contracts/fee/deposit must be dropped off at the Sports Club.
- ✎ Reservations may be booked up to six months in advance on a "first come, first served" basis.
- ✎ **Reservations must be made at least 2 weeks prior to the event.**
- ✎ If consumption of alcohol will be permitted, proof of \$1,000,000 personal liability limit insurance or umbrella policy must be received no later than 14 days before event.
- ✎ If the event is being held for a person between the ages of 15-21, you must provide proof that an off-duty police officer has been hired to be present during the duration of the party.
- ✎ One adult must accompany every 5 persons under 21 years of age.
- ✎ Time slots available for rentals are 11-5pm and 6-midnight. The six hour rental includes your set-up and clean-up.
- ✎ The Sports Club has 10 six foot long tables, 4 card tables and approximately 70 chairs for your use. It also has a full kitchen, sound system, and smart TV.
- ✎ Prosperity Park has 6 square tables with 4 chairs each, 1 long table with 6 chairs and approximately 20 extra chairs. It also has a kitchen with microwave & refrigerator.
- ✎ Capacity of the Sports Club is approx. 80 people and Prosperity Park Clubhouse is approx. 50.
- ✎ **If renting Prosperity Park clubhouse for a pool party, wet bathing suits are not allowed in the clubhouse. Guests must be completely dried off.**
- ✎ **Helium balloons, bounce houses, game trucks and grills are not allowed.**
- ✎ **If you are found in violation of the contract, deposit monies will NOT be returned.**
- ✎ Please bring your Highland Creek ID card with you to the Sports Club when filling out the rental contract.



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Soccer Shots Spring Session

A new season of soccer kicks off February 26th at Prosperity Park Field. Clinics are for 2 to 8 year olds and run on Saturdays or Mondays for 12 weeks. Cost varies by clinic.

Register online at HighlandCreek.com. Questions? Email Jessica at poools@highlandcreek.com

Fitness Classes

Indoor in-person classes are held at the Sports Club.



Adult Yoga Classes - Classes are held at the Sports Club every Monday evening from 6:30 pm - 8:00 pm. Cost is \$10 per class. Students are encouraged to bring their own mat and bottle of water. For more information on either Yoga class, go to DivineShantiYoga.com.

Chair Yoga - Classes are held at the Sports Club every Thursday evening at 6:30 pm. Cost is \$5 per class.

Tai Chi/Qigong Classes - Class is the first Tuesday of the month at 2:30 pm in the Sports Club. Cost is just \$10 per class (\$8 for seniors). For more information, contact Karen at karen.koutsky@gmail.com or 704-929-1015.

Zumba Classes (Adult and Kids) - Zumba, Tuesdays, 10:00 - 11:00 am at the Sports Club with India. \$6 a class. For more information, contact India at indiarice@yahoo.com.

Zumba, Wednesdays 6:00 pm at the Sports Club with Candra. \$5 a class. For more information, contact Candra at info@busygirlsfitness.com

Outdoor Yoga - Wednesdays, 2:00pm at Prosperity Park. Classes cancelled if raining. Instructor is Karthika Rajapandian Soundrapadian. \$5 a class.

All classes are for Highland Creek residents only. You may not bring guests to fitness classes. Your Highland Creek ID is required to participate in the class.



Pickleball Courts - New and Improved

If you haven't been by Clarke Creek Park to check out the new and expanded pickleball courts, we highly recommend a short side trip. The project to expand from 4 pickleball courts to 6 pickleball courts was completed in early December. The area now boasts 6 pickleball courts with new court colors. Due to supply shortages, we are still waiting on new benches and canopies for the courts.

To accommodate this growing sport in our community, we have a new policy regarding court reservations. Courts 1-4 can be reserved for up to 2 hours per day. No reservations are allowed for courts 5-6, just show up and play. These courts are for "rotational play". If the courts are in use, please use the paddle organizer to indicate you are waiting for the next available court by inserting your paddle in the slot on the left side and move the pickleball to your group of paddles.

Individuals will have 15 minutes to play before "rotating" to the next group of players. As you leave the court, you can stack your paddles for another rotation. If no one is waiting, then you may stay and play for as long as you wish.

If you forget how "rotational play" works, we have a sign to help new players.



As part of the pickleball project, the pickleball courts now have a separate reservation system. To access the new reservation system, go to highlandcreek.com/pickleball. The website link will take you to Highland Creek YourCourts where you will set up a new account. Courts 5-6 may be reserved for community planned events, such as clinics, tournaments or round robin play. These events will be noted on the reservation system

If you would like to meet other Highland Creek residents who play pickleball, there is a Highland Creek Pickleball WhatsApp group, please contact Sandy at 704-575-1318 if you have any questions or are interested in being added to the group.

See you on the Courts!

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November Adult Bingo

A fun crowd of Highland Creek bingo players came out for November Adult Bingo. Several prizes were given out. Tricia Wood and Sarah Johnsey both tied for the Cover All win and decided to split the \$500 prize. Adam Pasiak won a \$100 gift card to 26 Acres in a quick round of last man standing. Both the Cover All and Last Man Standing rounds were sponsored by Consuelo Montalvo Souders with Keller Williams Realty and Brian Souders with Supreme Lending. Keisha Colburn won the Yeti

Cooler prize sponsored by 5 Star Senior Living - The Haven and The Laurels in Highland Creek. We would like to thank 26 Acres Brewery for letting us use their facility. A big thank you goes out to the rest of the evenings business sponsors; Whyte Construction, Tide Cleaners, Sports Clips Hair Cuts Christenbury Corners and Mallard Creek.



Highland Creek Mistletoe Market

It was a beautiful day in early November for the Highland Creek Mistletoe Market! The Market featured several vendors selling their unique goods. Some of the items included handmade jewelry, skin care, salsa, handmade signs, BBQ Sauce and seasonings, chocolates, cookies, fairy hair, and Christmas décor just to name a few. The first 250 shoppers received a free shopping tote full of goodies from several vendors and event sponsors. Also, a few lucky bags contained "mystery money" that could be used at any of the vendors! GGC Smokehouse Food Truck was on site selling their delicious BBQ. Thank you to our event sponsors: Cheers Nutrition; Michelle O'Conner, O'Conner Insurance; Consuelo Souders, Keller Williams Realty, Edge Express Carwash, Inspire Chiro, Clean Juice, A.N.T. Comfort Solutions, Dentistry for Kids, and Yard Expressions.



Holiday Tree Lighting

On an unseasonably warm December evening, Highland Creek residents gathered to witness the annual tree lighting at Prosperity Park. The tree was planted in memory of Barb Hoban, a longtime resident whose dedication to the community will forever be remembered. The Hoban family and residents decorate the tree each year as a tradition along with counting down the seconds to the highly anticipated lighting of the tree. The Highland Creek Elementary School Choir sang holiday songs during the lighting of the tree. Many children brought their own ornaments to hang on the tree. Hot cocoa and cookies were enjoyed. Thank you to our volunteers who helped make this event a success: Kyle, Milan, Isabella and Michaela.



Visit with Santa

Santa took some time out of his very busy schedule to visit the boys and girls of Highland Creek! He received lots of letters and got to visit with many families. The Teen Edge Performance Group kept everyone entertained with their Christmas carols. Hot Cocoa and Sugar Cookies were served. Outside the big snow globe was a huge hit! The face painters painted faces and the train took everyone for a ride! The toy drive was in full swing, and everyone had a merry time!



The visit with Santa is not complete without the annual tradition of the Toys for Tots drive sponsored by Consuelo Souders & Company, Keller Williams Realty. Several boxes of toys were collected and donated to the organization with help from local Marines who attended the event.

Thank you to our volunteers who helped make this event a success: Isabella, Braydon, Ashley, Jessica, Paige, Kate and Alice. A special thank you to the Teen Edge Performance Group for performing for our residents during the event.



CPR/AED Class

Highland Creek adults and teens filled the Winter CPR class. The Heartsaver CPR/AED Certification Class covered Adult, Child and Infant CPR/AED. It's the perfect class for teens that are babysitters. With summer approaching, and long days at the pool, you will not want to miss the next CPR class on April 30, 2022.

Kids Holiday Craft Hour

We had so much fun at the Kids Holiday Craft Hour! Each of the two sessions made a foam gingerbread house and then got to make gingerbread men out of gingerbread play-doh! Each kid got to take home a bucket of play-doh to play with and the recipe for gingerbread play-doh, so they could make more! We ended each session with a few rounds of Holiday Bingo! Thank you so much to our Tween volunteers, Ella, Lila and Anna.



Tween/Teen Holiday Game Hour

The Tween/Teen Holiday Game Hour is always a good time! We played fun holiday games like Christmas trivia, the saran wrap ball game and holiday bingo! Some teens won fun candy and gift cards. Each teen got to go home with a string of holiday lights to decorate their rooms with. A special thank you to Gianna Heitz for helping out at this event.





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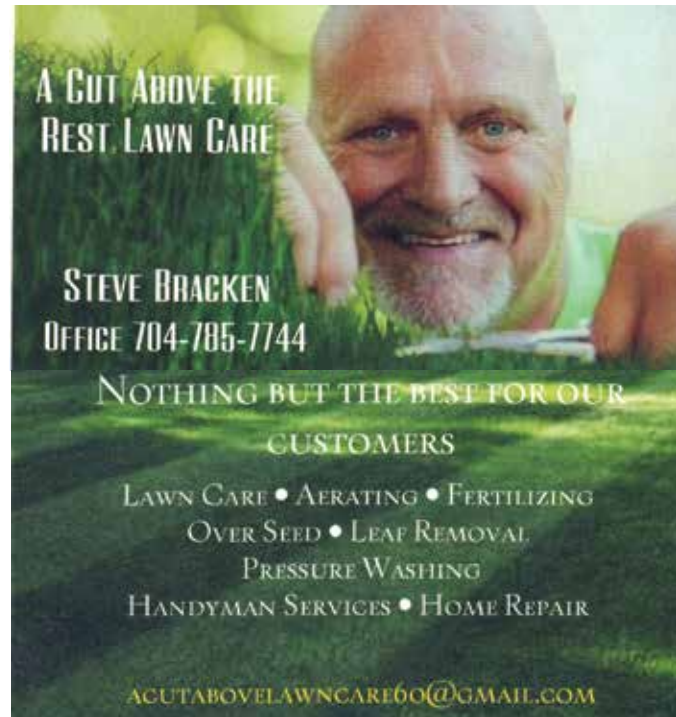


Registration for the Business Listing will re-open June 1st on highlandcreek.com.

Teen Fitness Room Policy

The fitness room at the Sports Club is open to all Highland Creek residents and guests who are a minimum of sixteen years old, provided that teens under eighteen years old...

1. Are residents of Highland Creek.
2. Come to the Sports Club accompanied by a parent or guardian with proper ID. Both parties must review and sign the Authorization/Contract in front of a Sports Club employee.
3. The Sports Director will schedule a session for instruction on the fitness room equipment.
4. Present a valid ID Card at the Sports Club desk. No teens will be admitted to the Fitness Center on his/her own without showing the valid Fitness Center ID, NO EXCEPTIONS! If they lose the ID they will have to pay \$10.00 for a replacement.
5. If the teen is disruptive or does not follow the rules he/she will have one warning; if it happens again, his/her ID will not be returned to him/her. He/she will not be permitted back in the Fitness Center.




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Quick Roasted Chicken

Recipe from Epicurious.com
Photo by Joseph De Leo
Food Styling by Lillian Chou.

- 1 organic chicken (2 1/2 to 3 pounds), butterflied and, if possible, breast bone and ribs removed.
- 1 1/2 tablespoons kosher salt
- A few tablespoons canola or grapeseed oil
- A lemon wedge or two (optional)

Prep the Chicken

Step 1 - Salting the chicken in advance ensures that the seasonsing is evenly distributed throughout the meat. This method results in meat with salt in it rather than on it.

Step 2 - Put the bird in a large metal bowl, sprinkle the salt evenly all over it, and rub the chicken around the inside of the bowl until all the salt adheres.

Step 3 - Let the salted chicken rest in the fridge for at least 2 hours before cooking; the chicken is ood to go for at least 24 hours after salting

Dry the chicken and heat the oven.

Step 4 - About 1/2 hour before roasting the chicken, turn the oven to 475 degrees and let it heat up (this may take awhile). You want it plenty hot in there. Meanwhile, take the chicken from the fridge and pat dry with paper towels. Set Aside.

Cook the Chicken

Step 5 - Oil a large heavy-bottomed skillet; cast iron is preferred. You want a thick coating of oil (more than a slick, less than a puddle). Place the pan over a high heat on the stovetop until you see the faintest wisp of smoke rising from the oil. Gently - really gently, so the oil doesn't splatter and

burn you - lay the chicken in the pan skin side down, Lower the heat to medium-high and cook until the skin turns faintly blonde, about 3 minutes.

Step 6 - Transfer the skillet to the floor of the oven.

Step 7 - Depending on the size of the bird and whether it is deboned or just butterflied, the total cooking time in the oven will range from 18 to 30 minutes. The chicken is done when the temperature in the thickest part of the thigh registers 155 to 160 degrees on an instant read thermometer.

Step 8 - When the chicken is done, cut it into manageable pieces, put them on a platter, and serve as is, or with a squeeze or two of lemon.



Easy Shepards Pie

Recipe from nytimes.com

- 2 tablespoons kosher salt, plus more for seasoning
- 2 1/2 pounds russet potatoes, peeled and quartered.
- 8 tablespoons unsalted butter
- 1/2 cup whole milk
- 1 cup shredded aged white cheddar
- Freshly ground black pepper
- 1 small yellow onion, diced small
- 2 medium carrots, peeled and diced small
- 4 cloves garlic, minced
- 4 sprigs fresh thyme
- 2 4-inch sprigs fresh rosemary
- 3/4 pounds lean ground beef
- 3/4 pounds ground lamb
- 1/3 cup tomato paste
- 1 tablespoon all-purpose flour
- 3/4 cup beef stock

1 cup fresh parsley, chopped

Step 1 - In a large pot, bring a gallon of water and 2 tablespoons salt to a boil over high heat. Add potatoes to boiling water and boil for about 15 to 20 minutes, until soft.

Step 2 - In a small saucepan or a microwave oven, heat 6 tablespoons of the butter and milk together until the butter melts. Drain potatoes well and return to pot. Using a masher or a ricer, mash hot potatoes until smooth. Mix in the hot butter mixture, just until blended. Stir in the cheddar. Season to taste with salt and pepper. Cover and set aside.

Step 3 - Heat the oven to 375 degrees. Melt the remaining 2 tablespoons of butter in a large oven-safe skillet with high sides or an enameled cast-iron braiser (at least 2 1/2 quart capacity) over medium heat. Add the onion, carrot, garlic, thyme and rosemary and cook, stirring often with a wooden spoon, until the onion are translucent and the carrots are just tender, about 10 minutes. Add the beef and the lamb and cook, breaking the meat up with a spoon, until it is no longer pink. (At this point you can drain off some of the excess fat if you like). Season the mixture to taste with salt and pepper.

Step 4 - Add the tomoato paste and stir, cooking until it is well combined, another 2 to 3 minutes. Sprinkle the flour over the mixture and cook for 1 minute. Add the beef stock and cook, stirring, until the liquid has thickened slightly. Stir in the parsley and remove the thyme and rosemary stems. Season to taste with salt and pepper.

Step 5 - Top the meat mixture with dollops of the mashed potatotes then spread them out over the top. (or transfer the meat mixture to a 3-quart casserole dish and spread into an even layer, and top with potatoes). Transfer to the oven and, if the mixture is at the top edges of your pan, set a foil-lined baking sheet underneath the pan to catch any drips. Bake the pie until the potatoes have begun to brown and the edges are bubbling, about 30 minutes. Let stand at room temperature for 15 minutes before serving.

Highland Creek

SOLD Properties (Nov 2021 - Dec 2021)

Based on information from Carolina Multiple Listing Services, Inc.. The data has not been verified and is not guaranteed. Properties may be sold by various participants of the MLS.

* Address	Village	BR's	BA's	Heated	Original List Price	Recent List Price	Closed Sale Price	%SP/LP**	Sold Date	DOM	\$/Sq Ft***
				Living Area							
10016 Falmouth Lane	Dominion Grove	6	4/0	3558	\$540,000	\$540,000	\$580,000	107	12/30/21	2	\$163.01
6442 Dawnmist Lane	Crownvista	5	2/1	3291	575,000	575,000	575,000	100	11/16/21	18	174.72
4609 Fairvista Drive	Faircroft	4	3/1	3872	599,500	585,000	572,000	98	11/23/21	24	147.73
7621 Ridgefield Drive	Ridgefield	5	3/1	3854	565,000	565,000	550,000	97	12/15/21	30	142.71
9807 Hobbitshire Lane	Dominion Glen	5	3/0	3553	525,000	525,000	545,000	104	12/15/21	3	153.39
5840 Mantario Drive	Masters Hill	4	3/1	3470	550,000	550,000	535,000	97	11/17/21	10	154.18
3332 Grandeur Road	Dominion Bluff	6	4/0	3792	550,000	525,000	529,000	101	11/2/21	2	139.50
5127 Fairvista Drive	Crownvista Estates	5	2/1	3212	535,000	525,000	525,000	100	11/10/21	15	163.45
5222 Mochesney Drive	McChesney	4	2/1	3393	475,000	475,000	515,000	108	11/2/21	0	151.78
6415 Dawnmist Lane	Crownvista	4	2/1	3335	525,000	525,000	507,800	97	12/23/21	10	152.26
9837 Hobbitshire Lane	Dominion glen	5	4/0	3269	469,000	469,000	492,000	105	11/16/21	1	150.50
3432 Grandeur Road	Dominion Bluff	4	3/0	3298	488,900	488,900	482,000	99	12/14/21	10	146.15
2049 Solway Lane	Dominion Glen	4	3/0	2952	471,000	471,000	471,000	100	11/2/21	6	159.55
1831 Briarcrest Drive	Dominion Briarcrest	6	3/0	3047	470,000	470,000	460,000	98	12/29/21	77	150.97
13919 Acorn Creek Lane	Parkway Oaks	4	3/0	3558	475,000	450,000	455,000	101	12/17/21	23	127.88
8107 Brookings Drive	Fairmeadows	4	2/1	2486	411,000	411,000	448,000	109	12/30/21	11	180.21
6013 Swanston Drive	Ridgefield	4	2/1	2890	430,000	430,000	445,000	103	12/28/21	2	153.98
5508 Tullamore Lane	McChesney	4	3/0	2751	465,000	439,000	430,000	98	11/22/21	18	156.31
7323 Atwater Lane	Masters Hill	3	2/1	2742	410,000	410,000	430,000	105	11/16/21	4	156.82
6003 Skyline Drive	Timberglade	3	2/1	2346	399,000	399,000	413,000	104	12/2/21	3	176.04
1900 Briarcrest Drive	Dominion Briarcrest	5	2/1	2503	410,900	410,900	410,100	100	12/15/21	17	163.84
3612 Millstream Ridge Drive	Dominion Green	4	2/1	2828	425,000	415,000	410,000	99	11/18/21	2	144.98
6840 Pipestone Lane	Timberglade	3	2/1	2114	399,000	399,000	407,000	102	12/29/21	1	192.53
5911 Swanston Drive	Ridgefield	4	2/0	2248	399,000	399,000	400,000	100	12/17/21	7	177.94
6533 Harburn Forest Drive	Harburn Forest	3	2/1	3035	410,000	400,000	390,000	98	12/14/21	17	128.50
5800 Downfield Wood Drive	Downfield Wood	3	2/1	1981	389,900	389,900	384,000	98	12/2/21	14	193.84
4123 Beauvista Drive	Springhurst	3	2/1	2088	365,000	365,000	383,000	105	11/10/21	3	183.43
6012 Downfield Wood Drive	Downfield Wood	4	2/1	2186	375,000	375,000	380,000	101	11/24/21	4	173.83
8928 Kestral Ridge Drive	Falcon Ridge	2	2/0	1700	375,000	375,000	380,000	101	12/14/21	2	223.53
ES 6305 Downfield Wood Drive	Downfield Wood	3	2/1	1969	349,000	349,000	370,000	106	12/15/21	3	187.91
6300 Baberton Court	Bells Mill	4	2/1	2100	413,900	399,900	370,000	93	12/7/21	54	176.19
8815 Baffin Court	Whistlers Chase	4	2/1	1907	335,000	335,000	366,500	109	12/16/21	3	192.19
1709 Wilburn Park Lane	Dominion Trace	3	2/1	1845	365,000	355,000	365,000	103	11/17/21	0	197.83
2006 Wilburn Park Lane	Dominion Trace	3	2/1	1650	325,000	325,000	359,626	111	12/20/21	4	217.96
6001 Elm Cove Lane	Springhurst	3	2/1	2119	325,000	325,000	337,500	104	12/1/21	4	159.27
5943 Leawood Run Court	Hidden Meadow	3	2/1	1496	305,000	305,000	337,000	110	12/14/21	0	225.27
7250 Gallery Pointe Lane	Signature Ridge	3	2/1	1768	325,000	325,000	306,500	94	11/3/21	7	173.36
5951 Pale Moss Lane	Crosspointe	3	2/1	1646	310,000	306,000	301,000	98	12/14/21	41	182.87
7133 Founders Club Court	Signature Ridge	3	2/1	1576	275,000	275,000	280,000	102	12/13/21	0	177.66
7103 Founders Club Court	Signature Ridge	3	2/1	1540	270,000	270,000	278,100	103	11/22/21	0	180.58
8470 Highland Glen Drive	The Glen	2	2/0	1441	270,000	270,000	275,500	102	12/15/21	2	191.19
6005 Pale Moss Lane	Crosspointe	2	2/0	1461	275,000	275,000	275,000	100	11/5/21	2	188.23
9186 Meadowmont View Drive	Meadowmont	2	2/1	1336	260,000	260,000	271,000	104	12/3/21	1	202.84
6049 Champions Crest Drive	Signature Ridge	2	2/1	1587	249,500	259,000	265,000	102	11/23/21	5	166.98
7149 Founders Club Court	Signature ridge	3	3/1	1406	290,900	290,900	265,000	91	12/22/21	27	188.48
6437 Terrace View Court	Signature Ridge	2	2/1	1423	275,000	270,000	262,000	97	12/29/21	59	184.12
6027 McChesney Drive	The Glen	2	2/0	1343	260,000	260,000	260,000	100	12/20/21	1	193.60
6037 Champions Crest Drive	Signature Ridge	2	2/1	1201	250,000	246,000	252,000	102	12/10/21	12	209.83
Average:				2,420	\$400,115	\$397,031	\$402,096	101		12	\$172.50

* SPECIAL CONDITIONS: FC - Foreclosure, FP - Foreclosure Proceeding Commenced, SS - Short Sale, RL - Relocation, NC - New Construction, ES - Estate, BK - Bankruptcy, FO - For Sale By Owner (Updated in MLS by Buyer's Agent), SL - Subject to Lease

** Rounded to the nearest whole percentage

*** AVG \$/SQ FT: Based on Closed Sale Price divided by Heated Living Area (HLA) which may include finished square footage in a basement or additional floors. It does not include: unheated areas of the property (i.e., garage, unfinished basements or additional floors).

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Can You Afford the Years Beyond Your “Healthspan”?...submitted by Daniel Haller



We’re all interested in the topic of lifespan. What’s the average lifespan of men and women? What factors influence lifespan? What can I expect for my own lifespan? Yet, you may also want to think about your healthspan – that is, how long you will live in generally good health. How should you factor in your potential healthspan when creating your financial strategies?

To begin with, you’ll want to be aware of the gap between lifespan and healthspan. Consider this: The average healthy life expectancy in the U.S. is only 68.5 years, according to World Bank data cited in the 2020 Edward Jones/Age Wave Four Pillars of the New Retirement study. This means that, on average, Americans can expect to spend about 10 years in poor health, which, unfortunately, is more than in most other developed countries.

Of course, everyone’s situation is unique, and many variables are involved in the lifespan/healthspan comparison: differences in projected longevity between women and men, family health histories, environmental factors, and so on. And there are certainly plenty of people whose healthspans essentially match their lifespans – that is, they enjoy healthy, busy lives right up until the end. Yet, even the possibility that you could face a decade or more of less-than-ideal health in your retirement years should be cause for concern. The health issue, by itself, is already worrisome, but the accompanying threat to financial independence is also on people’s minds. In fact, 72% of retirees say one of their biggest fears is becoming a burden on their families, according to the Four Pillars study.

So, given these concerns, here are a few moves to consider, possibly with the help of a financial professional:

- Investigate long-term care protection. The costs of an extended nursing home stay can be exorbitant, and the services of a home health care aide are far from inexpensive, too. And retirees know it: Their greatest financial worry is paying for health care costs, including the cost of long-term care, again according to the Four Pillars study. Consequently, you may want to explore some type of long-term care protection – and the younger you are when you purchase this protection, the more affordable it tends to be.
- Evaluate your investment mix. Even with Medicare and Medicare supplement plans, you will likely face significant out-of-pocket health care costs during your retirement years. To help pay these bills, you will need sufficient liquidity in your financial accounts. So, you may need to evaluate, and possibly adjust, your investment mix to make sure you’ve got adequate funds in liquid, low-risk vehicles. These types of securities won’t offer much in terms of growth potential, but they do provide more stability of principal. You won’t want to abandon all growth-oriented vehicles, though – even in retirement, you need to stay ahead of inflation.

- Create a sustainable withdrawal rate. To help address your healthspan funding concerns, you’ll also need to ensure you’re not taking out too much money from your investment portfolio each year, especially during your first few years of retirement.
- If you could see into the future, you’d know exactly where your lifespan intersected with your healthspan. But since this certainty is unattainable, you’ll want to be prepared for whatever comes your way.

This article was written by Edward Jones for use by your local Edward Jones Financial Advisor. Edward Jones, Member SIPC



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We hope you had a safe and healthy holiday season! As the New Year begins, let us offer some community reminders. We feel that it is important to repeat some of these for the benefit of our newer residents.

Architectural Approval Requests

Our office received a record number of architectural approval requests in 2021 for improvements such as installing a new fence, gazebo, outdoor patio, sunroom or screened in porch, in ground pool, roof replacement, landscape renovations and exterior painting. As spring approaches, we hope residents will continue to plan home and landscaping improvements. Please be sure to submit an Architectural Approval Form to Hawthorne Management Company **prior** to beginning any modification of the exterior of your home. 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 highlandcreek.com. To access the forms, click on:

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

You may also pick up either of these forms at the front desk of the Sports Club at 6616 Clarke Creek Parkway. 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. **Prior approval of your modification or fence installation is required before your work begins;** in addition, It may save you time and money.

Exterior Maintenance of House & Storage

Items

The governing documents for Highland Creek hold the Owner responsible for maintenance of the exterior of his/her house. Article XII, Section 6 of the Declaration states that each Owner shall prevent the development of any unclean, unsightly, or unkempt condition on his or her Unit. In recent years, mildew/mold and rotten wood on homes have become widespread maintenance issues. The abundance of rain in the recent past has caused many backyard fence posts to rot and lean or fall over. Please take the necessary steps to pressure wash the mildew/mold early on and make fence/wood rot repairs as needed.

Ice on the Parkway

We often receive calls about ice on the parkway during the winter months. The ice is not the result of irrigation leakage; the community's irrigation pumps have been shut down. The water may be seepage from the soil in the medians or due to precipitation. Please watch closely for areas of ice and drive safely.

If there is an ice or snow storm, the streets will be plowed, scraped or salted by the City of Charlotte or the City of Concord. The Association is not responsible for this service.

Small Acts of Kindness/ Consideration

As we enter 2022, please commit to showing small acts of kindness to your neighbors. You might consider the following:

- Keep your garbage can and recycle container out of view from the street except on the day of pick up
- Keep your pet off of the private property of others and clean up after your pet
- Do your best to curtail

your dog from barking excessively, particularly in early morning and late evening hours

- Respect the private property of others when waiting at the bus stop; do not loiter or leave trash in private yards, roads or parks/courts in the community.
- Park your vehicles in your garage or on your driveway
- Do not block the sidewalk with toys or vehicles
- Enjoy your fire pits in your back yard
- Trim back tree limbs or shrubs that have grown over sidewalks or walking trails
- Get to know your neighbors
- Report a burned out street light to duke-energy.com/customer-service/request-light-repair and follow the prompts for outages.

The Essentials of Due Process

When you purchase a home in Highland Creek, you make a commitment to abide by the restrictions outlined in the governing documents. If you did not receive a copy of these documents at the time of closing, you have access to them on the community website, highlandcreek.com.

From time to time, residents do not comply with the restrictive covenants outlined in these documents. When this occurs, the Association informs the owners/residents about the non-compliant issue and follows what is known as "due process procedure".

Simply stated, this means that the Association notifies residents of alleged violations before taking any action. The Association sends written notice describing the alleged rule violation and asks the residents to correct the problem

voluntarily by a specific date. The Association understands that situations are not always as they seem. If the resident does not correct the problem within the allotted time, they are given an opportunity to appear before an Adjudicatory Panel to express his/her point of view. It's important for residents to communicate with Hawthorne Management upon receipt of a hearing notice or attend the hearing to discuss the alleged violation with the Panel. Following the hearing, the Panel will discuss the situation and information provided by the resident and make a decision about whether a penalty should be imposed. The goal of the Association is not to impose penalties. The goal is for the residents to comply with the governing documents for the good of the community.

Role of Hawthorne Management Company

Many residents are confused by the role of a property management company so it seems appropriate to explain the responsibilities to Highland Creek Community Association. Our office takes its direction from your Board of Directors and acts as an advocate for each resident in the following ways (briefly described):

*** Enforcing Community Restrictions:** inspects the community for violations of the covenants; record and inspect violations reported to us by the covenants inspector and by residents; correspond with residents concerning the existence of violations on their property; set up the opportunity for violation hearings before the Adjudicatory Panel; coordinate the submission and approval/denial of all Architectural Change Requests.

* **Overseeing the Maintenance of Association Assets:** maintain relationships with approved vendors; function as a liaison with contracted vendors; assist in maintenance and repairs of clubhouses, parks, playground equipment, tennis courts, trails, ponds, parking lots, signage, brick wall, fences, etc.

* **Managing Association Assets:** prepare an annual operating and reserve budget for Board approval, process all receipts and payments for Association business, prepare monthly financial statements for Board review, pursue collection of delinquent accounts through the lien/foreclosure process, if necessary; maintain all financial, legal, Owner and property records of the Association.

In addition to our three primary functions listed above, Hawthorne Management serves as the point of contact for resident inquiries, comments, complaints, suggestions, etc.

A Few Recent Board Actions:

- A smart TV has been installed at the Sports Club main room that can be used during clubhouse rentals.
- A new company, Weiser Security Services, will be providing security services for the community effective February 1, 2022.
- The gazebos at the entrances to the community and the Christenbury Road roundabout will be repaired and painted as needed.

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.

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