

Manager's Corner
June 2022

We hope you and your families are enjoying all the “summer fun” Highland Creek has to offer... four pools, four tennis courts, six 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.

Architectural Approval Requests

Based on the number of requests our office received during the month of April, it's evident that lots of homeowners are making improvements to their property. 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:

- Repair of wood rot on exterior of home
- Clean mildew from the home
- Repair damaged and leaning fences
- Trim back trees and shrubs blocking the sidewalk
- Screen trash cans out of sight from the street
- Mowing grass and removing weeds in the yard and shrub beds
- Store any items such as lawn equipment, ladders, toys, landscape debris out of sight from the street and neighboring properties
- Store commercial vehicles in the garage or outside of the community
- Vehicles parked in the street overnight should be parked in the garage or driveway instead
- Repair mailboxes that are leaning, rusted or missing parts

Recent Actions Approved by the Board of Directors

Fresh mulch has been installed at all parks
 New equipment for the fitness room coming this summer
 Landscaping at the main entrances and Christenbury Road at Highland Creek Parkway will be renovated in the fall
 LED lights are scheduled to be installed at Prosperity Park tennis courts
 The roofs on the gazebos at the Eastfield entrance are scheduled to be replaced

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.

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.