

Manager's Corner
October 2022

We hope you are finding the crisp, cool fall weather fresh and energizing. Welcome to the residents who have moved into Highland Creek over the summer.

2022 Association Annual Meeting

The Annual Meeting of the Community Association was held on September 20, 2022. Due to the deadline for this issue of the Highland Creek News, the names of the three newly elected Board Members and village Voting Members were not available. The 2022-2023 Board of Directors will be announced on the Highland Creek website, www.highlandcreek.com, in early October. A complete list of all Village Voting Members and Alternates will be published in the December issue of this newsletter.

Fall Turf Restoration Reminder

Highland Creek has always taken great pride in the standard of lawn care exhibited by the majority of its residents. Thank you to those residents who have treated the weeds in your lawn and are planning to re-seed and fertilize this fall. Please note that owners are expected to maintain their yards at minimal and realistic standards. These **minimal** expectations are:

- **Cut the grass on a regular schedule to maintain a maximum height of 5".**
- **Pull or kill the weeds.**
- **Trim the grass, weeds and groundcover off the sidewalk and driveway.**
- **Mow to eliminate grass seed head growth (sprouting).**
- **Mow the grass between the sidewalk and street.**

It is important for you to take diligent steps in the fall to restore the health and attractiveness of your lawn. Talk with your landscape maintenance company, gather information on the process for turf restoration or talk with a professional at a garden center for guidance. Helpful information concerning lawn care maintenance/renovation can also be found on the HOA website by clicking on the "HOA Info" tab and then "Landscaping". **The Covenants Committee strongly urges you to aerate and seed/sod your lawn in the fall in order to experience healthy turf restoration.** Thank you in advance for doing your part to restore the high standard of lawn care that Highland Creek is working to maintain.

HOA Payments

As a reminder, as of July 1, 2022, the new address to mail HOA payments is P.O. Box 1058, Commerce, GA 30529. If you have not already done so, please visit www.hawthornemgmt.com to request a new HOMEOWNER LOGIN to be able to set up auto-draft payments, pay by e-check or credit card, submit ARC requests and see your account balance. Thank you for your patience throughout the transition to this new payment platform.

Association Governing Documents on Website

If you do not have, or cannot find, a copy of your governing documents for Highland Creek, they are posted on the website (www.highlandcreek.com). Click on "HOA Info" and then select "Governing Documents and Forms" from the drop down menu. You will see a list of choices. The Declaration, along with the Design Guidelines, outline the restrictive covenants set forth for the community; the Rules and Guidelines for Harmonious Living restate selected restrictions in an "easier to read" format and verbiage. Thank you for understanding the importance of these restrictive covenants and design guidelines. They promote an atmosphere of harmony and establish a unified place to live.

Reminders of a Few of the Restrictions in the Highland Creek Governing Documents

- All garbage and recycle containers and other similar items must be screened from view of the street except for when placed at the curb for pick up. Please do not place these items at the curb any sooner than the day before pick up.
- Homeowner's wishing to sell or lease their homes are entitled to put one (1) "For Sale" sign or (1) "For Lease" sign of standard size in their yard.
- No garage sale, moving sale, rummage sale, auction or similar activity may be conducted in any Unit; this includes "estate sales."
- One Vendor Sign is allowed in the front yard while the work is actively in progress on the property.
- Any changes to the exterior of the home or lot require prior approval from the Modifications Committee. Examples of common requests from residents include exterior painting, installation of a fence, pergola, solar panels, sunroom, deck, patio, roof replacement and tree removal.

Holiday Decorations

It may seem early for this topic, but holiday decorations were in the stores before Labor Day. The governing documents state that, "**Holiday decorations are acceptable but must not be in place more than 30 days prior to an event and must be removed 15 days after an event.**" Please be aware of this restriction and plan your holiday decorating within this guideline. Also, do not dispose of your holiday wreaths and/or trees by dumping them in neighborhood creeks. The dead trees block the creeks, resulting in standing water that becomes stagnant and causes damage to property along the creeks. You may place your holiday trees street side and the City of Charlotte/Concord will dispose of them properly at no extra charge to you.

White Rocks

Please do **not** install **white rocks** as ground cover or as a substitute for mulch. The Association will not permit rocks lighter in color than an earthen hue. If you are in doubt, submit your request, complete with a sample of color, to the Association through Hawthorne Management Company.

Removal of Trash Containers from Curbside

Please be mindful that Charlotte Mecklenburg Ordinance states any customer who places solid waste at curbside prior to the day before the scheduled collection date or who fails to remove solid waste and/or containers from curbside by midnight on the day of collection may be issued a civil penalty in the amount of \$50.00. If you live in Concord, please note that Cabarrus County Ordinance states you are allowed to place your waste curbside after 5:00 p.m. the evening before your scheduled collection day, and containers must be removed from the curb by 9:00 p.m. on your collection day. Leaving your container at the curb after your collection day may result in code enforcement penalties in Mecklenburg and Cabarrus County.

Community Email Distribution List

If you want to receive a weekly email about Highland Creek happenings, activities and events, register your email address by going to the website, www.highlandcreek.com, scroll to the bottom of the home page and sign up to stay in touch.

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.