

Highland Creek NEWS



February/March 2024

March 9th
9:00 A.M.



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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".

Highland Creek 2024-2025 BOARD MEMBERS

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The Highland Creek News

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DEADLINE: March 1st
For information, email Amanda Ayers at
aayers@highlandcreek.com.



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- 1/6 Page \$165
- 1/4 Page \$190
- 1/3 Page \$225
- 1/2 Page \$290
- Full Page \$500
- Back Cover \$600

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- highland creek community association
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COMMUNITY PHONE NUMBERS

Hawthorne Management		704-377-0114
H.C. Sports Club Office		704-766-0045
H.C. Communications Coord.	Amanda Ayers	
	aayers@highlandcreek.com	
H.C. Activities Director	Amanda Ayers	
	aayers@highlandcreek.com	
Aquatics	poools@highlandcreek.com	
Highland Creek Newsletter	aayers@highlandcreek.com	
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
Highland Creek Golf and Beer Garden		704-875-9000
Univ. Child Dev. Center		704-875-3338
Highland Creek Website	www.highlandcreek.com	

COMMUNITY CLUBS/SPORTS GROUPS

Men's Golf	Mike Refsnider	704-614-8346
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
Monday~Friday
9:00am - 5:00pm

Saturday & Sunday
9:00am - 3:00pm

FITNESS ROOM
Everyday
6:00am - 8:00pm

For Questions Call
704-766-0045

Kids Winter BINGO's

Saturday, February 10, 2024
Prosperity Park Clubhouse (5710 Fairvista)
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 is open at highlandcreek.com. Limited spaces available! 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.

February Adult Bingo

Monday, February 12, 2024
7:00pm – 9:00pm
26 Acres Brewery – 7285 W. Winds Blvd NW, Concord, NC 28027
\$10 a player; Ages 21 & up
Adults Only – Please no children
Doors open at 6:00. You must pre-register online to play. Online registration opens on Thursday, January 11, 2024 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 20 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.

Creek Kids DewdleDew Craft Hour

Hosted by DewdleDew ~ Art Kits and Design
Saturday, March 2, 2024
Prosperity Park Clubhouse (5710 Fairvista Dr.)
Ages 5 - 11
10:00am – 11:00am - Session 1
11:30am – 12:30pm - Session 2
Explore paper art in a fun and new way!
This craft project will include gel printing and decoupage craft journals. What a great way to start the new year! All the materials will be included, you just need to bring your creativity! Registration opens at highlandcreek.com on Feb 8th. Highland Creek residents ONLY who are up to date on their HOA fees.



i9 Sports Run the Creek 5K

Saturday, March 9, 2024
Race start 9:00am
Highland Creek Elementary School
7242 Highland Creek Parkway
Registration can be found on highlandcreek.com

Highland Creek Shamrock Scavenger Hunt

The HC Activities Staff will be hiding shamrocks all over the community for a fun St. Patrick's Day Scavenger Hunt. **The Scavenger Hunt will take place in the community on Friday, March 15th.** If you find a HC Shamrock, you can bring it to the Sports Club for a prize! All shamrocks will be labeled as a Highland Creek Shamrock and will have instructions on how to claim your prize. Good luck and happy hunting! **Sponsored by Abbotts Frozen Custard.**



Easter Egg Hunt

Saturday, March 23, 2024
Prosperity Park (5710 Fairvista Drive)
2pm – 5pm
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.

Thank you sponsors: i9 Sports, A.N.T Comfort Solutions, Consuleo Souders with Keller Williams Realty, Hotworx of Highland Creek, Clozetivity of Charlotte, Whyte Construction, Code Ninjas.



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Cozy Winter Recipe Easy Shepards Pie



recipe from Well Plated by Erin

For the Mashed Potato Topping:

1 1/2 pounds russet potatoes
3 tablespoons unsalted butter diced
1/4 cup freshly grated parmesan cheese
1/2 teaspoon kosher salt
1/4 teaspoon ground black pepper
1/4 cup milk or half and half
1 large egg yolk

For the Meat Filling:

1 tablespoon extra virgin olive oil
1 yellow onion chopped
2 garlic cloves minced
1 tablespoon tomato paste
1 pound lean ground beef or ground lamb
1/2 teaspoon kosher salt
1/4 teaspoon ground black pepper
2 tablespoons all-purpose flour
1 cup less sodium beef broth or chicken broth
1 tablespoon worcestershire sauce
2 sprigs fresh thyme
1 dried bay leaf
1 (10 to 12 ounce) bag frozen peas and carrots (no need to thaw)

Instructions

Boil the potatoes for the topping: Peel the potatoes and cut into 1-inch chunks. Place in a medium saucepan. Add enough cool water to cover the potatoes by 1 inch. Cover the pot and bring to boil over high heat. As soon as the water is boiling, uncover, then reduce the heat to a simmer. Cook, adjusting the heat as needed to maintain a gentle, steady simmer, until potatoes are fork tender, about 12 to 16 minutes. Drain the potatoes and return them to the saucepan. If the potatoes are very moist, heat the saucepan over low, shaking it occasionally, until any liquid on the

surface of the potatoes has cooked off, about 1 minute, then remove from the heat.

Mix the topping together: With a potato masher or wooden spoon, mash the potatoes well. Scatter the butter pieces over the top. Add the Parmesan, salt, and pepper.

With a wooden spoon or rubber spatula, stir a few times, until the butter is mostly melted.

In a small bowl or liquid measuring cup with a spout, whisk together the milk and egg yolk.

Add to the potatoes. Stir to combine. The potatoes should be rich and fluffy. Make the filling: Coat a 9x9, 8x10, or 11x7 casserole dish with nonstick spray. Place rack in the center of your oven and preheat to 400 degrees. In a large skillet, heat the oil over medium-high heat. Once it is hot and shimmering, add the onion and cook until it is beginning to brown, about 3 minutes.

Add the garlic and tomato paste. Stirring continuously, cook 30 seconds.

Add the beef (or lamb), salt, and pepper. Cook, breaking apart the meat, until it is browned and cooked through, about 4 minutes. If there is excess grease in the pan, carefully drain it off (this should not be a problem if your beef is around 93% lean). Sprinkle the flour over the top, and cook, stirring continuously, for 1 minute. Stir in the broth, Worcestershire,

thyme, and bay leaf. With a rubber spatula or wooden spoon, scrape the bottom of the pan to remove any stuck-on browned bits. Bring the liquid to a boil, reduce the heat to low, then cover the pan and let simmer gently until the sauce thickens slightly, about 10 minutes. Remove the thyme and bay leaf. Taste and adjust the seasoning as desired. Stir in the peas and carrots.

Transfer the meat mixture to the prepared dish, spreading it into an even layer.

Add the mashed potatoes by spoonfuls over the top, starting around the edges to create a "seal" (this will prevent the filling from bubbling up). With a spatula, gently spread the potatoes into an even layer.

Line a rimmed baking sheet with a piece of parchment paper, then place the dish on top (this will catch any parts of the filling that bubble over). Bake the shepherd's pie uncovered on the center rack for 25 minutes, or until the potatoes begin to brown. Let cool for at least 10 minutes prior to serving.



10th Annual

Registration

\$30 Jan 1 - Jan 31
\$35 Feb 1 - March 7
\$40 March 8 and race day

Register HERE →

Saturday, March 9, 2024 🐢 9:00am

Location - Highland Creek Elementary School

7242 Highland Creek Parkway

Join us for a 5K road race through the scenic neighborhood of Highland Creek!

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Registration Opens Jan 13!

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Don't Leave Your IRA To The IRS...submitted by Daniel Haller



If you've invested in an IRA for many decades, it may well turn into a key source of income for your retirement. Still, you might not deplete your IRA in your lifetime, especially if you also have a pension or a 401(k) and other investment income. So, if your IRA still has sizable assets after your passing, it would likely end up in your estate plan. If you leave your IRA to grown children or other family members, could they be hit with a big tax bill?

Here's a little background: Up until the Secure Act of 2019, those who inherited traditional IRAs could extend their required withdrawals over their lifetimes, which stretched out the annual taxes due on these withdrawals. But the Secure Act changed the provisions for non-spouse beneficiaries who inherited an IRA after 2019, meaning that beneficiaries of inherited IRAs had only 10 years (beginning the year after death) to withdraw the entire balance. For some beneficiaries, this could potentially create a tax burden. (Inheritors of Roth IRAs are also required to follow the 10-year distribution rule but are not subject to income taxes on account earnings if the Roth IRA's five-year holding period has been met).

However, not all beneficiaries were affected by the new rules. Spouses can stretch their inherited IRA distributions over their lifetimes and exceptions exist for certain non-spouse beneficiaries. Minor children of the IRA owner (until the age of majority), chronically ill or disabled individuals, and beneficiaries who are no more than 10 years younger than the IRA owner may opt to stretch their distributions. The new 10-year requirement applies to IRAs inherited on or after Jan. 1, 2020. But due to confusion over changes to required minimum distribution (RMD) rules for some beneficiaries of inherited IRAs, the IRS waived penalties for individuals who failed to take RMDs in 2021 and 2022 and extended the RMD penalty waiver for 2023.

Although these rulings give beneficiaries — those not eligible for the exemptions listed above — more time to plan, they will eventually need to start taking RMDs, which could affect their tax situations. To help protect your heirs, consider these suggestions:

- *Using permanent life insurance.* A properly structured permanent life insurance policy could help you replace the assets your family might lose to the taxes resulting from an inherited IRA. You might even consider naming a charity as the beneficiary of an IRA, rather than

your family members. The charity would receive the IRA proceeds tax free, and the life insurance could then provide tax-free benefits to your heirs.

- *Leaving taxable investment accounts to your heirs.* Apart from your taxdeferred IRA, you may own other, fully taxable accounts containing investments such as stocks or bonds. Typically, these investments receive what's known as a "step-up" in their cost basis once they are inherited. This means your heirs will essentially inherit all the gains your investments earned by the time of your passing — but they won't be taxed on these gains if they sell the assets immediately. This type of sale could help offset the taxes your heirs will incur from the inherited IRA.

The tax and investment issues surrounding inherited IRAs can be complex, so consult with your tax and financial advisors before making any moves. And, as with many areas relating to inheritances, the sooner you start planning, the better.

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

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Edward Jones, its employees and financial advisors cannot provide tax advice. You should consult your qualified tax advisor regarding your situation.



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Edward Jones
MAKING SENSE OF INVESTING

Highland Creek SOLD Properties (Nov 2023 - Dec 2023)

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	Area	Heated	Original	Most			%SP/ LP**	Sold Date	DOM	\$/Sq Ft***
					Living		Recent	List	Closed				
4625 Fairvista Drive	Faircroft	4	2/1	3056		675,000	675,000	662,500	662,500	98	11/6/23	4	\$216.79
4533 Crownvista Drive	Crownvista	5	2/1	3107		625,000	625,000	625,000	625,000	100	12/11/23	10	\$201.16
10235 Montrose Drive	Dominion Montrose	5	3/0	3141		568,000	560,000	570,000	570,000	102	12/28/23	40	\$181.47
5610 Bradwell Drive	Masters Hill	4	2/1	3049		585,000	569,900	565,000	565,000	99	11/2/23	40	\$185.31
4701 Crownvista Drive	Crownvista	4	2/1	3331		579,900	579,900	552,500	552,500	95	11/3/23	20	\$165.87
6128 Swanston Drive	Ridgefield	5	2/1	2726		537,000	525,000	515,000	515,000	98	12/18/23	27	\$188.92
6213 Tauten Court	Fairmeadows West	5	3/1	3007		500,000	500,000	500,000	500,000	100	12/15/23	5	\$166.28
7731 Tanager Lane	Ridgefield	5	2/1	2716		499,000	499,000	499,000	499,000	100	11/9/23	14	\$183.73
8236 Laurel Run Drive	Laurel Run	4	2/1	2524		469,000	469,000	488,000	488,000	104	11/1/23	2	\$193.34
10232 Dominion Village Drive	Dominion Green	5	3/0	2502		485,000	450,000	450,000	450,000	100	12/28/23	40	\$179.86
1822 Wilburn Park Lane	Dominion Trace	3	2/1	2033		435,000	435,000	445,000	445,000	102	12/1/23	1	\$218.89
4123 Beauvista Drive	Springhurst	3	2/1	2104		435,000	435,000	430,000	430,000	99	12/8/23	17	\$204.37
6341 Elderslie Drive	Harburn Forest	3	2/1	2120		425,000	425,000	430,000	430,000	101	11/22/23	10	\$202.83
6301 Baberton Court	Bells Mill	3	2/1	2251		450,000	433,000	421,000	421,000	97	11/3/23	16	\$187.03
6401 Tunston Lane	Harburn Forest	3	2/0	1760		420,000	420,000	415,000	415,000	99	12/28/23	18	\$235.80
2911 Autumn Harvest Lane	Dominion Village	3	2/0	1949		415,000	415,000	415,000	415,000	100	12/1/23	1	\$212.93
9802 Waltham Court	Dominion Trace	3	2/1	1650		414,900	374,900	370,000	370,000	99	12/18/23	91	\$224.24
8823 Kestral Ridge Drive	Falcon Ridge	2	2/0	1450		350,000	350,000	350,000	350,000	100	12/21/23	21	\$241.38
8932 Kestral Ridge Drive	Falcon Ridge	2	2/0	1481		350,000	350,000	350,000	350,000	100	11/6/23	5	\$236.33
6341 Tunston Lane	Harburn Forest	3	2/0	1427		374,999	344,999	325,000	325,000	94	12/8/23	93	\$227.75
8806 Meadowmont View Drive	Meadowmont	3	2/1	1367		324,000	324,000	315,000	315,000	97	12/4/23	3	\$230.43
9314 Meadowmont View Drive	Meadowmont	2	2/1	1260		330,000	305,000	305,000	305,000	100	11/6/23	50	\$242.06
8703 Meadowmont View Drive	Meadowmont	2	2/1	1315		331,000	306,000	299,900	299,900	98	12/1/23	65	\$228.06
8730 Meadowmont View Drive	Meadowmont	3	2/0	1220		280,000	280,000	266,820	266,820	95	12/28/23	5	\$218.70
				Average:		2,189	\$452,408	\$443,779	\$440,197	99		25	\$207.23

* SPECIAL CONDITIONS: FC - Foreclosure, FP - Foreclosure Proceeding Commenced, SS - Short Sale, RL - Relocation, NC - New Construction, ES - Estate, BK - Bankruptcy, FS - 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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Registration for the Business Listing will re-open June 1st on highlandcreek.com.



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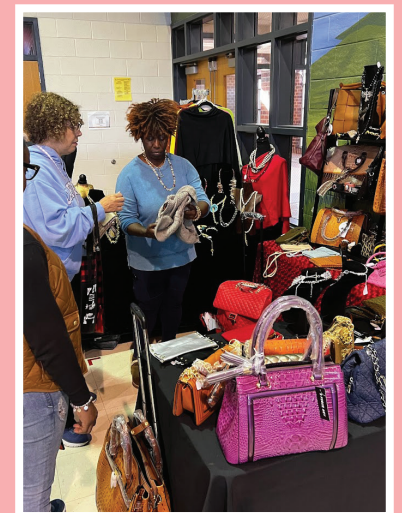
December Adult Bingo

Highland Creek bingo players came out to 26 Acres Brewery for lots of games and prizes! Adam Harris and Baudilio Diaz-Jimenez were winners and decided to split the \$250 in the Cover All round sponsored by Consuelo Souders with Keller Williams Realty and Brian Souders with Supreme Lending. Other business sponsorws who provided prizes include: Clozetivity of Charlotte, Ace No. 3, Whyte Construction and Texas Road House.



Highland Creek Mistletoe Market

Highland Creeks annual Mistletoe Market took place in November. More than 50 vendors were there selling everything from rustic signs to jewelry, skincare, candles and several unique items. The Highland Creek Mistletoe Market is unlike any other holiday shopping experience due to the wide variety of items offered under one roof and no charge to get in! A lot of early holiday shopping was done, and the first 250 shoppers received a shopping tote sponsored by Consuelo Souders with Keller Williams Realty, Hotworx of Highland Creek, O'Connor Insurance, Concord Children's Academy, A.N.T. Comfort Solutions and Chick Fil A of Prosperity Village. GGC Smokehouse food truck was on-site selling delicious BBQ.



Visit With Santa

Santa stopped in at the Sports Club to visit the kids of Highland Creek! He listened carefully to each child’s Christmas wishes and gathered letters from those who gave him their lists. The clubhouse was decorated with holiday cheer and outside was Santa’s face-painting elves and our ever-popular train. Hot cocoa and sugar cookies were served.

The visit with Santa was 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 Maries who attended the event.

Thank you to our volunteers who helped make this event a success: Lexi, Payton, TJ, Isabelle.



Community Tree Lighting

The Community Tree Lighting took place on a cold and rainy night in December. Highland Creek residents bundled up and came out to witness the 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. Many children brought their own ornaments to hang on the tree. Hot Cocoa and sugar cookies were enjoyed.

A very special thank you to Bruce Hoban who supplied over 2,000 LED lights for the tree and programmed an amazing light show for this year. Also a big thank you to our teen volunteers who helped us at the event: Lexi, Harper, Payton, TJ and Isabelle.



Creek Kid's Holiday Cookie Exchange

The Creek Kids Holiday Cookie Exchange was back this year! 30 kids baked 30 cookies and exchanged them with other kids. The activity brought out the best of our Creek Kid’s bakers with a variety of cookie creations! We started the event with a fun foam gingerbread house craft. Then the kids got to load up their cookie tins with all the baked treats. We ended the event with a few rounds of bingo. Thank you to our teen volutneers Lexi and Harper!



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Tween Holiday Game Hour

The Tween Holiday Game Hour is always a good time! Highland Creek Tweens came out to play several holiday themed games and win gift cards! We started with a "What's In Your Stocking" game! The kids had to feel items in a stocking without looking and guess what was in there. Next we divided up in teams and decorated a team member like a Christmas tree! Last we played the ever popular saran wrap game. It was a race to unwrap the saran ball full of candy and gift cards! All the kids went home with a hot chocolate mug full of goodies.







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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 Highland Creek gym waiver.
- 3. No guests allowed. Gym access is for Highland Creek residents only.
- 4. 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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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 \$200 with a damage/non-compliance deposit of \$1,000. A check for \$100 must be submitted with the contract to hold your reservation. The balance of \$1,100 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 \$300 with a damage/non-compliance deposit of \$1000. A check for \$100 must be submitted with the contract to hold your reservation. The balance of \$1200 must be paid by certified check or money order no later than 30 days before the event. Make check payable to HCCA.
- ⌘ \$100 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.**
- ⌘ Lessee must provide a certificate of liability/event specific insurance for \$1,000,000. Must be received no later than 14 days before event. Must include a host liquor provision if serving alcohol.
- ⌘ 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.
- ⌘ At HOA discretion, we can limit up to 2 parties, per household, per year.

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Highland Creek held it's 2nd annual Reindeer Dink Pickleball Challenge over the weekend! Team Santa took on Team Grinch in an epic tournament. Players showed up in festive red or green to support their teams. Team Santa was able to pull off the win in a close game for a second year in a row! Watch for more Pickleball events in 2024.



Sports Club Fitness Classes:

- Tai Chi/Qigong (\$10 & \$8 Senior): First Tuesday of the month @ 2:30 pm. karen.koutsky@gmail.com
- Yoga (\$10) & Chair Yoga (\$5): Yoga is Mondays @ 6:30pm & Chair Yoga is Tuesdays @ 6:30pm and the 3rd Tues of each month at 2:00pm.. Aaryn Nutter– aaryn@aarynnutter.com



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

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Highland Creek Easter Egg Hunt

Saturday, March 23, 2024
2pm - 5pm
Prosperity Park (5710 Fairvista Dr.)
Egg Hunt begins at 2:15

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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. - 5:00 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.**
- HighlandCreekSecurity 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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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 2023 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.

Additionally, during recent inspections of the community, it's been noted residents are storing miscellaneous items on the side of the house such as lawn mowers, ladders, buckets, empty planters, bags of landscape materials and piles of boxes/trash. Please keep the front and sides of your home clear of these items and store in the garage or out of sight from the street and neighboring properties. Your neighbors will greatly appreciate your efforts!

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 2024, 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 covenant's 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.

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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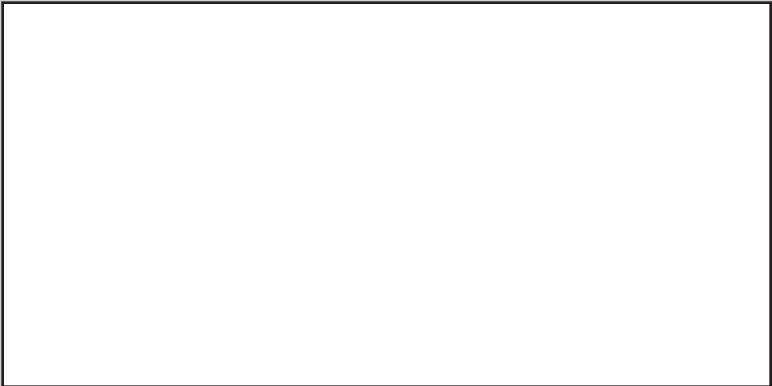
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