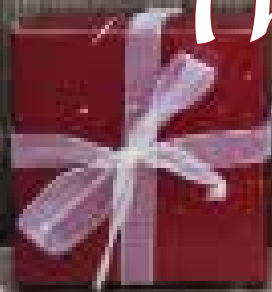


# Highland Creek NEWS

December/January 25-26



Winners of the Photo Contest:  
The Vides Family!



## Contents

Community Phone Numbers	3
Upcoming Activities	4
Activitites Update	10-15
Sports	21
Business Listings	16
Real Estate	20
Finance	25
Managers Corner	26-27

### Welcome Neighbors

We want to remind you that the HOA documents are posted at the HOA website: [highlandcreek.com](http://highlandcreek.com). There you will find the (i) "Governing Documents" including the Declaration of Covenants, Conditions and Restrictions and By Laws, (ii) "ARC Request and Info" such as the Arc design guidelines and forms and (iii) the "Use Restrictions" including Article XII of the Declaration and the supplemental Maintenance Rules and Regulations, which provide additional guidelines on the application of the Article XII Use Restrictions. Our HOA's Use Restrictions have recently been updated. Please take a few minutes to review the latest version so everyone can stay informed and in compliance. These documents will be updated periodically, and it's important that all property owners are aware of and follow them to help keep our neighborhood looking its best!

### 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

[mcmmap.org/geoportal](http://mcmmap.org/geoportal),

click on

"trash & recycling"

\*Trash & recycling pickup in The Glen is Wednesdays.

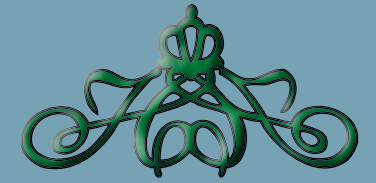
#### Concord/Cabarrus

[concordnc.gov](http://concordnc.gov),

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

OR

go to [highlandcreek.com](http://highlandcreek.com), click on Community Info, New Neighbors and "What's My Day for Trash".



## Highland Creek 2025-2026 BOARD MEMBERS

*President*

**Robert Valencia**

[rv3951@att.com](mailto:rv3951@att.com)

*Vice President*

**Ron Gilson**

[ron.highlandcreek@gmail.com](mailto:ron.highlandcreek@gmail.com)

*Treasurer*

**Paul Gilles**

[Pgill9999@gmail.com](mailto:Pgill9999@gmail.com)

**Brian Souders**

[Brian.Souders@supremelending.com](mailto:Brian.Souders@supremelending.com)

**Tim Tobin**

[Tim.Highlandcreek@gmail.com](mailto:Tim.Highlandcreek@gmail.com)

**John Auman**

[Jaumanhcbod@gmail.com](mailto:Jaumanhcbod@gmail.com)

**Brett Hanson**

[Brett.highlandcreek@gmail.com](mailto:Brett.highlandcreek@gmail.com)

**Dr. Teronda McNeil**

**Thomas Pride**

## The Highland Creek News

Published 6 times annually.

Next issue is **February**

**DEADLINE:** January 1

For information, email Amanda Ayers at [aayers@highlandcreek.com](mailto:aayers@highlandcreek.com).



Business Card \$90

1/8 Page \$140

1/6 Page \$165

1/4 Page \$190

1/3 Page \$225

1/2 Page \$290

Full Page \$500

Back Cover \$350 (half page)

Prices are for full color ads.

Newsletter publisher/website administrator does not endorse or guarantee advertiser's services/products/quality of work, and/or content of articles contributed. When community events take place, photos may be taken at the event and used in this publication and/or on our website and social media pages.

## Follow Highland Creek On:



Highland Creek Community Association



HighlandCreekNews

## 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	Julie Bowen JBowen@highlandcreek.com	
Aquatics	pools@highlandcreek.com	
Highland Creek Newsletter	Amanda Ayers aayers@highlandcreek.com	
Highland Creek Golf Club		704-875-9000
Security		704-609-0569
Tennis Lessons/Director	Kip Koross tennis@highlandcreek.com	704-576-5582
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	<a href="http://www.highlandcreek.com">www.highlandcreek.com</a>	

## 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**

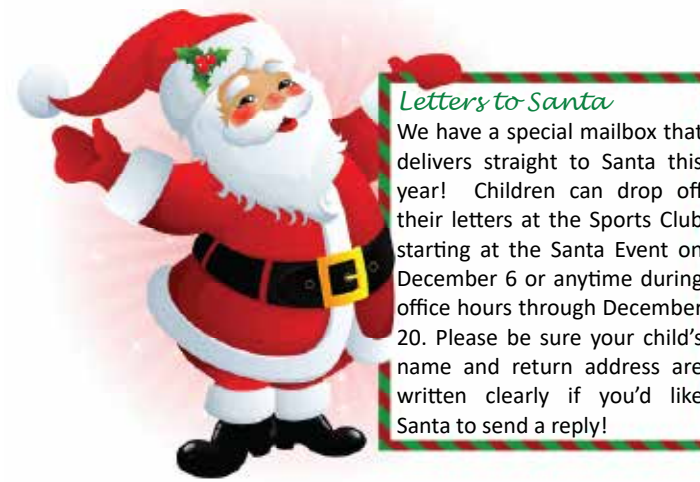
6:00am - 9:00pm

For Questions Call

**704-766-0045**

COMMUNITY PHONE NUMBERS

UPCOMING ACTIVITIES



### Letters to Santa

We have a special mailbox that delivers straight to Santa this year! Children can drop off their letters at the Sports Club starting at the Santa Event on December 6 or anytime during office hours through December 20. Please be sure your child's name and return address are written clearly if you'd like Santa to send a reply!

### Kids Holiday Cookie Exchange

Saturday, December 13, 2025

Sports Club (6616 Clarke Creek Parkway)

12pm to 1pm

Ages 5 to 10 years

Each child is asked to bring 30 homemade cookies (no peanut products, please). Every child will receive a tin to take home a variety of cookies. If registering siblings, please have each child bring a different type of cookie. We'll also enjoy fun games with prizes, if time allows. Registration opens November 20 at [highlandcreek.com](http://highlandcreek.com).

### Teen Holiday Game Hour

Saturday, December 13, 2025

Sports Club (6616 Clarke Creek Parkway)

1:30pm to 2:30pm

Ages 11 to 15 years

Come in from the cold and join us for a fun hour of holiday games and treats! Teens will put their holiday knowledge and coordination to the test with festive, themed challenges. Prizes will be awarded to all! Registration opens November 20 at [highlandcreek.com](http://highlandcreek.com).



### Kids Winter BINGO

Saturday, February 21, 2026

Prosperity Park Clubhouse (5710 Fairvista Drive)

10am to 11am (Ages 5 to 10)

11:30 am to 12:30 pm (Middle and High School)

1pm to 2pm (Ages 5 to 10)

Fun prizes and gift cards to win! Space is limited; please register your child for only one of the sessions offered. The event is open to Highland Creek residents who are current on their HOA fees. Registration opens January 29 at [highlandcreek.com](http://highlandcreek.com).

### Chichetti & Patel Dental Wellness Run the Creek 5K & Family Fun Run

Saturday, February 28, 2026

Highland Creek Elementary School (7242 Highland Creek Parkway)

Fun Run Start Time – 8:30 am

5K Start Time – 9:00 am

Registration is now open at <https://runsignup.com/Race/NC/Charlotte/RuntheCreek5k>

Join us for a scenic race through the Highland Creek Community! All ages and paces are encouraged. Non-residents are welcome to participate, so invite your family and friends!

Race proceeds will benefit Highland Creek's six public schools: Highland Creek Elementary, Cox Mill Elementary, Harris Road Middle, Ridge Road Middle, Cox Mill High, and Mallard Creek High.

Adult volunteer and sponsorship opportunities are available. Email Julie Bowen at [jbowen@highlandcreek.com](mailto:jbowen@highlandcreek.com) for more information.



- All Highland Creek Events and Activities are for residents only.
- You must display your Highland Creek badge when attending any event.
- Badges may be checked at the event.
- If you do not have your badge at an event you may be denied entry.
- Guests of residents may not attend Highland Creek Events.

Run the Creek

5K

& FAMILY FUN RUN

SATURDAY, FEBRUARY 28, 2026

HIGHLAND CREEK ELEMENTARY  
7424 HIGHLAND CREEK PKWY

YOUR PARTICIPATION SUPPORTS  
HIGHLAND CREEK'S SIX PUBLIC SCHOOLS!

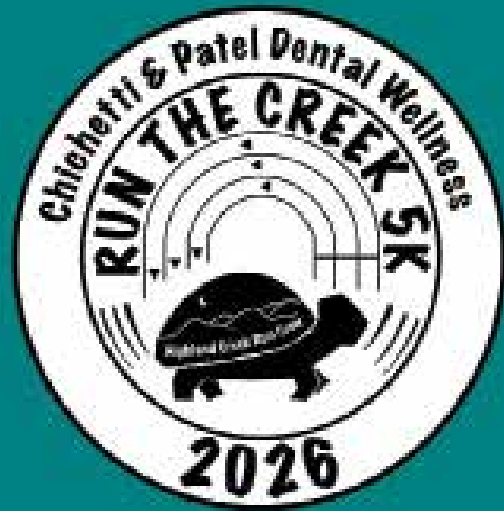
REGISTRATION OPENS  
DECEMBER 1, 2025!



SCAN TO REGISTER

INTERESTED IN BECOMING  
A SPONSOR? CONTACT:

JBOWEN@HIGHLANDCREEK.COM



 FAMILY FUN RUN  
8:30 AM

\$12 DEC 1 - FEB 14  
\$15 FEB 15 - FEB 28

 RUN THE CREEK 5K  
9:00 AM

\$30 DEC 1 - DEC 31  
\$35 JAN 1 - JAN 31  
\$40 FEB 1 - FEB 14  
\$45 FEB 15 - FEB 28

### Teen Fitness Room Policy

The fitness room at the Sports Club is open to all Highland Creek residents 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.

Its That Time Yet Again!

A Cut Above  
**The Rest Lawn Care**

**CORE AERATING!**  
LEAF REMOVAL  
YOU RAKE IT WE TAKE IT OR WE CAN DO IT ALL!

**SERVICES**

- FERTILIZING
- OVER SEED
- WEED CONTROL
- WEEKLY CONTRACTS
- BI-WEEKLY CONTRACTS
- IRRIGATION REPAIR
- MULCH - PINE NEEDLES

**10\$ OFF**

WE'RE ABOVE THE REST!

For More Information Reach Out: 704-785-7744  
ACutAboveLawnCare60@gmail.com

# TurfBound Landscape LLC

"You're not just my customer . . . you're my neighbor!" - TurfBound Landscape LLC

**ALL PHASES OF LAWN CARE**

- Core Aeration/Over-Seeding
- Garden Installations/Maintenance
- Liquid Herbicide Applications
- Pressure Washing
- Turf Renovations
- Basic Lawn Service
- Spring/Fall Cleanups
- Stump Removal

FULLY LICENSED AND INSURED

- 10% Highland Creek Resident Discount
- 10% Senior Discount (50 & Over)
- 5% Annual Contract Discount

Leaves? You rake'em! We take'em!  
Or chose full service removal

Phone: 704-309-3997  
www.turfbound.com  
Business License #172308

Proud Member of the Highland Creek Business Group  
Weekly/Bi-Weekly/Annual Contract Services Available

**BBB**  
ACCREDITED BUSINESS

## 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.





2024, 2023, 2022, 2021, 2020 & 2019  
 #1 LISTING & SELLING  
 AGENT IN HIGHLAND CREEK

**CONSUELO SOUDERS**  
 & COMPANY

**KW** | KELLER WILLIAMS  
 REALTY

Consuelo M. Souders  
 704-965-6866

Consuelo@ConsueloSouders.com  
[www.kw.com/atlantaHomePro.com](http://www.kw.com/atlantaHomePro.com)

Real Estate With Attitude ... *The Right Attitude*



ACTIVITIES UPDATE

*Mini Photography Sessions with Lisa Crates Photography*

Several Highland Creek Families signed up to get their pictures taken in our Mini Photo Session event. Some families focused on holiday cards and others brought their cute pets to be a part of their family photos. Congratulations to the Vides family for being our front cover winner!



*December Cover Winners! - The Vides Family*

Diana and Otto moved to Highland Creek in 2013, shortly after getting married. They purchased their home from Otto's father, who built it in 2007. Living in the neighborhood holds special meaning for their family, as it's been the backdrop for countless memories over the years. Their two daughters, Victoria and Isabella, were born and raised in Highland Creek and continue to make wonderful memories in the home their family has cherished for so long.



### Harvest Festival

The community came together in full spirit to enjoy delicious food, fun activities, and festive cheer at this year's Annual Harvest Fest and Chili Cook-Off!

A big thank you to our generous event sponsors:

- Consuelo Souders & Company, Keller Williams Realty – Pumpkin Painting
- A.N.T. Comfort Solutions – Apple Cider
- Sports Clips – Cotton Candy
- Concord Children's Academy – Ice Cream
- Prosperity Chiropractic – Popcorn
- KulturMedSpa – Water
- O'Connor Insurance Associates – Trick-or-Treat Bags

The warm, sunny day was the perfect backdrop for our Chili Cook-Off, where four talented teams served up their signature chili recipes to more than 800 residents. Attendees sampled each one and cast their votes for the People's Choice favorite, while our Judges' Choice Sponsor, Hale Legacy Health Coaching, and Best Booth Décor Sponsor, NC Tooth Docs Huntersville, selected their top picks.

Congratulations to all our participants and winners!

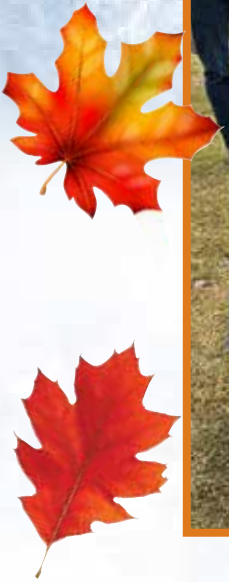
- Best Booth Décor: SunflowerReign (Jayda Grant)
- Judges' Choice: Urban Cowboy Tailgate (Tom Siebert)
- People's Choice: Brown's Cauldron Crew (Kelsey Brown)
- Most Original: SunflowerReign (Jayda Grant)
- Just the Right Spice: Smokey Joes (Jose Callada)

The always-popular Costume Contest didn't disappoint—so many adorable and creative entries made judging tough! This year also featured the addition of a Pet Costume Contest, sponsored by Woof Gang Bakery & Grooming, which brought even more fun (and cuteness!) to the event.

We wrapped up the day with a lively Root Beer Stein Holding Contest, where endurance was tested and laughter filled the air. The competition ended in a tie between Mike Farris and Chad Holmes—both proving they've got what it takes to hold strong!

Thank you to everyone who joined us for an unforgettable day of food, fun, and community spirit. We can't wait to see you next year!





### Creek Kids Educational Event - Science Heroes

During the October Creek Kids event, children were treated to an adventure with Science Heroes, who brought the magic of storytelling to life with science! Kids explored real-world science concepts with hands-on experiments:

- Air Bag – Discovering the power of air pressure and lung capacity
- Cloud in a Bottle – Watching weather come to life with evaporation and condensation
- Block Drop – Testing how forces spread and protect
- Floating Ball – Defying gravity with Bernoulli's principle
- Balloon Rocket – Zooming through Newton's laws of motion
- Ol' Foamy – Wrapping up with a bubbly chemical reaction surprise!

Plus, the fun didn't stop there; each child received instructions for an experiment to try at home!



### Adult Sewing Class

Several neighbors enjoyed the latest Adult Beginners Sewing Class taught by Highland Creek resident, Ms. Bobbie. Participants got into the holiday spirit by creating festive home décor, including wine glass coasters and bottle holders, bowl cozies, and decorative pillows. It was a fun and creative way to kick off the season! We hope the class inspired everyone to continue exploring their sewing skills and bring more handmade touches to their homes.



### November Adult Bingo

Highland Creek neighbors enjoyed a fun evening at November's Adult Bingo. A big thank you to our sponsors who made it possible for us to give out some wonderful raffles and prizes throughout the evening: Abbott's Frozen Custard, Ace No. 3, Bossy Beulah's Chicken Shack, Cinergy, Hawthorne's Pizza, Highland Creek Taproom, and Texas Roadhouse. Congratulations to Amber Cooper and Linda Amidei for splitting the \$250 coverall prize sponsored by Consuelo Souders & Co. – Keller Williams Realty and Brian Souders – Supreme Lending!



Located in the Shopping Center at Renaissance Square



## Highland Creek Chiropractic & Acupuncture

- Spinal Manipulation
- Acupuncture
- Physiotherapy & Massage
- Spinal Decompression
- Chiropractic
- Nutrition Counseling



**Dr. Michael J. Landers**  
Chiropractor, Acupuncturist, and  
 Physical Therapist

Call now for a free  
 consultation. Call today!  
**704-938-6453**



140811 Edison Square (Drive NW), Suite 203  
 North Charlotte – Concord, NC 28027

[www.highlandcreekchiro.com](http://www.highlandcreekchiro.com)

### BUSINESS LISTINGS

**Black Magnolia Counseling Services PLLC**  
 Mental Health Counseling.com  
 Contact: Grace Linderman  
 727-3494926  
 contact@blackmagnoliacounseling.com  
 www.blackmagnoliacounselin.com

**Be Salt and Light, LLC**  
 Life Coaching for Single Moms  
 Contact: Lyneka Maldonado  
 443-610-3789  
 lyneka@besaltandlight.com  
 www.besaltandlight.com

**Keller Williams Realty- Mark Zarcone**  
 Real Estate  
 Contact: Mark Zarcone  
 704-604-6690  
 zarcone@kw.com  
 www.zarconem.kw.com.com

**Nichols Naturals Wellness**  
 Massage Therapy and Health Coaching  
 Contact: Kelly Nicols  
 704-661-6926  
 nicholsnaturalwellness@gmail.com

**Nourish Then Flourish Collective**  
 Holistic Wellness  
 Contact: Andrea Taylor  
 980-222-1170  
 Support@ntfcollective.org  
 www.ntcollective.org

**Soulful Sounds DJ Entertainment**  
 Entertainment  
 Contact: Jeff Taylor  
 704-848-6650  
 book@soulfulsounds.com  
 www.soulfulsounds.com

**The Canipe Law Firm**  
 Estate Planning, Probate & Business Law  
 Contact: Jeremy Canipe  
 704-817-4710  
 info@canipelaw.com  
 www.canipelaw.com

**Woof Gang Bakery & Grooming**  
 Dog & Cat Grooming, Treats, Toys, Food  
 Contact: Craig Parkin  
 980-255-3802  
 christenburync@woofgangbakery.com  
 www.woofgangbakery.com/  
 christenbury

Registration for the Business  
 Listing will  
 re-open December 1 on  
[www.highlandcreek.com](http://www.highlandcreek.com).




**INTERIOR & EXTERIOR PAINTING**

Pressure Washing – House, Deck, Driveway, Patio, Sidewalk  
 Gutter Cleaning – Deck Staining – 2 Story Rooms

**Guaranteed Quality & Workmanship  
 Free Estimates**

**Brian Talbot** **704-778-8083**

**Owner** [briantalbotpainting@hotmail.com](mailto:briantalbotpainting@hotmail.com)



**PHYSICAL THERAPY**


**ONE-ON-ONE PHYSICAL THERAPY  
 AND SPORTS PERFORMANCE**

SPECIALIZING IN RUNNING INJURIES AND  
 PREVENTION.

TRUSTED BY THE HIGHLAND CREEK RUN CREW!

**DR. PHIL WELSH, PT DPT ATC**

@premierptnc  
 www.premierptnc.com  
 phil@premierptnc.com  
 980-766-9740  
 13730 Statesville Road,  
 Huntersville, NC 28078





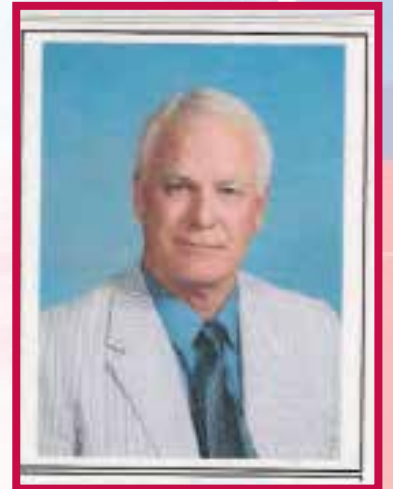

Calm and Inviting Atmosphere  
 Insurance friendly practice  
 Less than 7 minutes from HC!

In Renaissance Square Shopping Center at the  
 intersection of Poplar Tent & Hwy 75

[www.ferrellfamilydentistry.com](http://www.ferrellfamilydentistry.com) **704-439-3191**

### Highland Creek Heroes

In honor of Veterans Day, Highland Creek proudly launched the Highland Creek Hero's Campaign to recognize and thank the veterans who call our community home. This initiative celebrates the bravery, dedication, and sacrifice of our residents who have served in the United States Armed Forces. Through this campaign, we express our deepest gratitude for their service and commitment to protecting our freedoms. Highland Creek is honored to stand with our heroes and acknowledge the lasting impact they have made both in our nation and in our neighborhood.





# HIGHLAND CREEK KIDS SUMMER CAMPS




LET THE FUN BEGIN!


SPORTS & ACTIVITY CAMPS  
ALL SUMMER LONG!

REGISTRATION OPENS ONLINE  
**FEBRUARY 1, 2026!**

[www.highlandcreek.com/summer-camps/](http://www.highlandcreek.com/summer-camps/)



## Highland Creek SOLD Properties (Sept 2025 - Oct 2025)



Source: Information from Greater Multiple Listing Service, Inc. The data has not been verified and is not warranted. Always consult the seller, your participants at the MLS.

Address	Village	BR's	BA's	Area	Housed		Closed Sale Price	%SP*	Sold Date	DOM	%Sc P†
					Original List Price	Most Recent List Price					
1830 Imoto Road	Cominion Point	5	4*	2489	570,000	570,000	570,000	99	10/1/25	189	\$183
8018 Embury Park Drive	Embury's Point	5	4*	2634	600,000	600,000	610,000	99	9/25/25	16	\$155
5807 Marquis Inn	Marquis Hill	5	4*	2479	340,750	340,000	350,000	100	10/27/25	150	\$136
1226 Filford Drive	Cominion Hills	4	2*	2054	340,000	374,000	374,000	100	10/30/25	70	\$171
2419 Orofino Court	Cominion Ridge	4	3/0	2187	358,000	379,000	396,000	97	10/27/25	42	\$178
5829 Watford Lane	Ridgefield	3	2*	2305	374,000	389,000	390,000	98	9/30/25	55	\$207
8007 Beardsley Drive	McChesney	4	2*	2770	543,000	543,000	540,000	100	10/24/25	6	\$196
1154 Grand Drive	Cominion Hills	4	2*	2798	515,000	515,000	515,000	100	10/15/25	0	\$184
8825 Fairway Farm Drive	Ravenscroft South	4	2*	2289	474,000	474,000	478,000	100	9/11/25	4	\$229
5811 Swenson Drive	Ridgefield	4	2/0	2348	475,000	475,000	475,000	100	10/29/25	11	\$211
8000 Polaris Lane	Cominion	5	2*	2727	515,000	485,000	470,000	97	9/30/25	41	\$172
3214 Grandeur Trace	Cominion Bluff	6	4*	4021	575,000	675,000	458,000	67	10/31/25	6	\$113
8818 Ballin Court	Whisper's Chase	3	2*	2172	135,000	135,000	150,000	103	10/10/25	1	\$207
5630 Cambridge Bay Drive	Cambridge Run	4	2*	2413	480,000	490,000	445,000	99	9/10/25	21	\$184
R 1811 Wilbur Park Lane	Cominion Trace	7	2*	2027	119,000	119,000	138,000	87	10/20/25	35	\$214
8225 Ash Cove Lane	Brookside	4	2*	2784	300,000	490,000	430,000	95	10/10/25	61	\$154
5814 Bells Mill Drive	Bells Mill	7	2*	2108	115,000	115,000	125,000	102	10/17/25	7	\$201
5700 Crest Bear Court	Whisper's Chase	7	2*	1882	120,000	120,000	115,000	89	10/15/25	12	\$220
3752 Walther Court	Cominion Trace	3	2*	2382	125,000	125,000	115,000	88	9/19/25	22	\$174
10325 Headington Drive	Headington	3	2*	1832	110,000	110,000	110,000	100	10/6/25	0	\$212
8323 Brookings Drive	Creekside	3	2*	1852	361,500	361,500	351,500	100	9/12/25	26	\$195
9001 Elm Cove Lane	Sprinkhurst	3	2*	2053	310,000	310,000	310,000	100	10/21/25	0	\$181
EE 8032 Pele Mose Lane	Creekside	2	2/0	1156	390,000	390,000	325,000	85	10/17/25	5	\$223
8834 Meadowmont View Drive	Meadowmont	3	2*	1386	330,000	327,500	315,000	95	10/14/25	53	\$214
8916 Meadowmont View Drive	Meadowmont	3	2*	1312	325,000	320,000	338,000	97	8/14/25	121	\$235
7109 Founders Club Court	Signature Ridge	3	2*	1670	287,800	287,800	300,000	101	9/23/25	9	\$179
7130 Founders Club Court	Signature Ridge	7	2*	1631	300,000	281,000	298,000	98	9/18/25	61	\$171
Average:				2,582	\$477,780	\$465,841	\$450,489	88		37	\$188

\* %SP = % Sold Price / Original List Price  
† %Sc P = % Sold Price / Most Recent List Price  
\* \* \* \* \* %SP is based on Closed Sale Price divided by Original List Price (MLLS) which may include financed amount on offer in a contract or additional funds. It does not include unearned areas of the property (i.e., garage, unfinished basements or additional floors)

**CONSUELO SOLDER'S**  
REAL ESTATE GROUP

*For all of your real estate needs, get the Solution...the "Souder's Solution!"*

Consuelo M. Souder's, Realtor®/Broker, Licensed in NC/SC  
SPS, SFR, ABR, AHWD  
Cell: 704-965-8866  
consuelo@consuelosouder.com

Brian Souder's, Sr. Loan Officer, Licensed in NC/SC  
Cell: 704-965-6970  
brian.souder@s5upremelending.com

kw Keller Williams Calling Highland Creek "Home" since 1997!

Looking to Buy or Rent, then give Brian a try! Give him a call or apply online today at [www.HighlandCreekHomeLoans.com](http://www.HighlandCreekHomeLoans.com).  
Looking for a real estate agent that will go Above & Beyond? Then call Consuelo...you'll be glad you did!  
Real Estate with Attitude...the RIGHT ATTITUDE!

Happy Holidays from  
Highland Creek!





*Pickled Pink Spooktacular!*

On Saturday, October 25th, we combined the spirit of Halloween with the power of PINK for an incredible day of pickleball at our Pickled Pink Spooktacular. From laughter and friendly competition to fun games and community spirit, it was a huge success in supporting those impacted by breast cancer and raising awareness for the cause. Congratulations to Team Orange for taking home the win and the coveted bag tag. A heartfelt thank you to our amazing sponsors — Cinergy, Texas Roadhouse, Bossy Beulah's Chicken Shack, Ace #3, Hawthorne's Pizza, and Abbott's Frozen Custard — for helping us make this event so special. We are proud to share that proceeds from the event will benefit Levine Cancer: Project Pink, a program dedicated to increasing access to life-saving mammography screenings for those in need. Together, we showed that when community and a little Halloween magic come together, amazing things happen!



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. **Please check [HighlandCreek.com](http://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 drivers license with a Highland Creek address. 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.*



**Primos**  
Highland Creek's  
Trusted  
Assembly & Handyman  
Services

**704-728-9941**  
www.PrimosLLC.com

Licensed • Insured • Experienced



# DONATE GOODS



DOING THE MOST GOOD

IT'S NEVER BEEN EASIER TO HELP CHANGE A LIFE

FOR HOME PICK-UP:

**WWW.SATRUCK.ORG**  
**1-800-SA-TRUCK**

YOUR RECYCLED GOODS RECYCLE LEVEL

CONSIDER DONATING YOUR AUTOMOBILE, BOAT OR MOTORCYCLE AND MAKE A DIFFERENCE.

DONATING MADE EASY WITH OUR NEW MOBILE APP




**617-650-1605**  
whyteconstructioninc.com

**ROB WHYTE - OWNER**  
licensed and insured  
**Screened Porch Specialist**  
Highland Creek Resident



ADDITIONS | SUNROOMS | DECKS  
SCREENED PORCHES  
BONUS ROOMS | POOLHOUSES

**HAPPY HOMES PAINTING, INC.**  
704-804-4513  
www.happyhomespainting.net



Like us on facebook

Free Color Consulting  
Licensed and Insured  
Andrew Raphael owner/painter




For mailbox repair or post replacement in Highland Creek, contact Watson Welding at 704-821-7140 or Carolina Mailboxes, Inc. at 704-334-3393

## GARAGE DOORS REPAIRS

New Doors & Openers Installed . Replacements for Damaged Sections  
Tune Ups & Adjustments



**Broken Spring Specialist!**

**"We'll Fix it Right the First Time"**

# NC Garage Doors

Fast • Reliable • Service

Free Estimates Residential & Commercial 27 Years Experience






Call 704-677-6666

## CROSSFIRE PEST SOLUTIONS

*We have changed our name!!!  
But not our quality of service.*



Gene Walsh, formerly Apex Exterminating, will now be operating as Crossfire Pest Solutions.  
*Same personnel, same personal touch,  
only the name has changed.*

**Our services provided will be:**

Pest Control - Termite liquid service as well as Advance Termite baiting system - Foundation Ventilation - Moisture Control - Mosquito Control - Bee and Wasp removal - Fire ants and more.



*Got Bugs... Call "Da Bug Killer!"*  
**704.533.9646**  
Email: [dabugkiller@gmail.com](mailto:dabugkiller@gmail.com)

**PATRICK A. BEACH, CPA, PC**  
CERTIFIED PUBLIC ACCOUNTANT  
[www.beachcpa.com](http://www.beachcpa.com)

Patrick A. Beach, CPA, PC has been providing quality, affordable, personalized financial guidance to individuals and businesses.

Patrick A. Beach, CPA, PC is a full-service accounting firm dedicated to providing professional, personalized services and guidance to individuals and businesses.

**Areas of Practice:**

- ◆ Tax Preparation
- ◆ Tax Planning
- ◆ Monthly Write-Up
- ◆ Payroll Services
- ◆ Financial Consulting Services

**Patrick A. Beach, CPA, PC**  
2315 W. Arbers Drive, Suite 210  
Charlotte, NC 28262

Telephone: (704) 688-3075    Email: [patrick@beachcpa.com](mailto:patrick@beachcpa.com)  
Fax: (704) 688-3888        Website: [www.beachcpa.com](http://www.beachcpa.com)

**Managing Risk at Different Stages of Life...**submitted by Daniel Haller



As an investor, you will always need to deal with risk of some kind. How can you manage the risk that accompanies the volatility of the financial markets? The answer depends somewhat on where you are in life.

**When you're starting out ...** If you're early in your career, with perhaps four or five decades until you retire, you can likely afford to invest primarily for growth, which also means you'll be taking on a higher level of risk – because risk and reward are positively correlated. But, given your age, you will have time to overcome the market downturns that are both inevitable and a normal part of investing. Still, even at this stage, being over-aggressive can be costly.

**When you're in the "middle stages" ...** At this time of your life, you're possibly well along in your career and working on at least a couple of financial goals, such as saving for retirement and your children's college education. You'll want to begin adjusting the balance in your portfolio between assets with higher growth and those with lower growth since there will be progressively less time to rebuild losses. You'll need to decide on the balance between risk and growth that's right for you.

**When you're a few years from retirement ...** You may have already achieved some key goals – perhaps your children have finished college and you've paid off your mortgage. As a result, you may have more money available to put away for retirement. Growth still matters because your retirement could be 25 or 30 years long, and you'll need investments that can keep up with inflation. But you'll also need investments designed to help provide for your income needs in retirement and provide more stability. Also consider reducing your exposure to higher risk investments and instead consider investing more in stable dividend-paying stocks, government and investment-grade bonds, and cash.

**When you're retired ...** Once you're retired, you might think you should take no risks at all with substantial assets held in cash. However, you could spend two or three decades in retirement, so you may need some growth potential in your portfolio to stay ahead of inflation. A more balanced mix between equities and fixed income is generally appropriate. Establishing a withdrawal rate that's appropriate for your lifestyle and projected longevity can help reduce

the risk of outliving your money. Of course, if there's an extended market downturn during any time of your retirement, you may want to temporarily lower your withdrawal rate. Managing investment risk is a lifelong process that evolves with your goals, responsibilities and time horizon. While you'll look for balance among your investments based on your life stage, having a balanced and diversified portfolio doesn't fully protect against a loss.

Still, aligning your strategy with your stage of life can help navigate market volatility and stay on track toward long-term success while avoiding emotional investment decisions. The key is staying informed and making intelligent choices that reflect your current income needs and future aspirations.

*This article was written by Edward Jones for use by your local Edward Jones Financial Advisor.*

*Edward Jones, Member SIPC*

*Edward Jones, its employees and financial advisors cannot provide tax advice.*

*You should consult your qualified tax advisor regarding your situation.*





**Daniel J. Haller**  
Financial Advisor

---

11020 David Taylor Drive, Suite 116  
Charlotte, NC 28262  
Bus. 704-548-9146 Fax 888-765-5761  
dan.haller@edwardjones.com  
www.edwardjones.com



FINANCE

MANAGER'S CORNER

The Holiday Season is full of festive décor, delicious treats, and cheerful fellowship with our friends and family. The Highland Creek community is especially joyous with twinkling lights of all colors, red bows and garland, excited children, and a permeating joyful spirit. What a special place to live! The staff of Hawthorne Management Company wishes you and your family a wonderful holiday season and a healthy and prosperous New Year!

In accordance with NC §47F-3-103(f), the names and addresses of the officers and Board Members of the association must be published. Your Board of Directors for 2025-2026 is listed below along with the committee for which they serve as Board liaison.

Robert Valencia, President	8602 Driscoll Court	Facilities, Human Resources
Ron Gilson, Vice President	10115 Stewarton Lane	Landscape Committee
Teronda McNeill, Secretary	9658 Waltham Court	Security Committee
Paul Gilles, Treasurer	8239 Beardsley Drive	Finance Committee
Thomas Pride, Sr.	10211 Dominion Village Drive	Security Committee
John Auman	7525 Lady Bank Drive	
Brett Hanson	3432 Grandeur Rd.	Covenants Committee
Brian Souders	9675 Brandybuck Drive	Activities/Communications Committee
Tim Tobin	6017 Swanston Drive	Pool Committee

**Board Meetings**

The Board of Directors Meetings will be held on the 2nd Tuesday of each month at 5:30pm at Prosperity Park Clubhouse. Owners may attend and observe the meetings. If an owner wishes to address the Board, he/she must contact Leigha Williamson at Hawthorne Management Company in order to be placed on the agenda.

Additionally, pursuant to §7A-38.3F, the association is required to notify members that they may initiate voluntary mediation in an effort to resolve a dispute with the association. Please note the dispute cannot be related to assessments and both parties must agree to participate in the mediation.

**2025-2026 Neighborhood Voting Members**

The following residents were elected to serve as 2023-2024 Voting Members/Alternates for their Village. These elected homeowners will also be invited to serve on the Advisory Committee. This group meets six times per year to discuss Association and community concerns.

Highland Creek Community Association Voting Members 2024-2025			
VILLAGE	Lots	VOTING MEMBER	ALTERNATE
Bell's Mill	88	Jeremiah Dukes, 6313 Beith Ct.	Patricia Hannum, 7727 Taymouth Ln.
Briarcrest	69	Tiffany Hahne, 1860 Briarcrest Dr.	
Brookside	60		
Cambellton	41		
Cambridge Run	92	William Hand, 5629 Cambridge Bay Dr.	
CrownVista/CrownVista Estates	181	Chris Martin, 5111 Fairvista Dr.	Don E O'Dell, 6530 Moonlight Ln.
Dominion Bluff	76		
Dominion Crest	65	James McDonnell, 9900 Dominion Crest Dr.	
Dominion Crossing	104		
Dominion Glen	136	Steven Bryant, 1971 Solway Ln.	
Dominion Green	87	Debbie Stock, 3523 Dominion Green Dr.	
Dominion Grove	195	Brian Souders, 9675 Brandybuck Dr.	
Dominion Hills	126	Mary Beth Ledet, 915 Elrond Dr.	Kevin Jensen, 1136 Taranasay Ct.
Dominion Pointe	52	Denny Abbey, 10405 Legolas Lane	
Dominion Ridge	62	Stephen Sharpless, 2434 Orafino Ct.	

Downfield Wood	129	John Auman, 7525 Landy Bank Dr.	
Faircroft	50	Roshan Attrey, 4909 Fairvista Dr.	
Fairmeadows	59	John Kilchenman, 8119 Brookings Dr.	
Glen Royal	27	Peri Alletto, 6021 Brookings Dr.	Faith Choplin, 6042 Glen Manor Dr.
Graburn's Ford	31	Carl Neely, 5819 Graburn's Ford Dr.	Greg Perkins, 6002 Graburn's Ford Dr.
Haddington	96	Joshua Young, 10322 Haddington Dr.	Glinda Benton, 1303 Caselton Ct.
Harburn Forest	208	Mark Zarcone, 6417 Tunston Ln.	
Hartfield Downs	50	Sean Michael McGary, 8111 Anzack Ln.	
Hidden Meadow	129	Ed Shreve, 6006 Leawood Run Ct.	
La Grande	82	Stephen Wise, 8610 Driscoll Ct.	
Laurel Run	51	Janet Martin, 8436 Laurel Run Drive	
Lynnewood	36	Nancy Blackwell, 8217 Lynnewood Glen Dr.	
Masters Hill	82	Janet Sirhan, 5834 Mantario Dr.	Rita Hargrove, 6004 Langham Ct.
McChesney	115	Kerrie Boys, 8309 Heathcrest Ct.	Aditya Upadhyay, 5706 Durston Ct.
Montrose	104	Monica Koonce, 1436 Bedlington Dr.	Michelle Edwards, 10115 Montrose Dr.
Northridge	64		
Parkway Oaks	39		
Prescott Place	23	Carlo Dure, 14461 Northridge Dr.	
Ravencrest North/South	88	Al Smith, 7027 Ravencrest Dr.	Barbara Devenney, 6612 Hawksnest Dr.
Ridgefield	167	Tim Tobin, 6017 Swanston Dr.	Shawn Burroughs, 7312 Ridgefield Dr.
Springhurst	69		
Timberglade	94	Derrick Beil, 6417 Skyline Dr.	
Whistler's Chase	145	Jeremy Kelly, 5726 Bentgrass Run Dr.	Jackie Kohler, 5201 Bentgrass Run Dr.
Wingrove	40	Ericka Lusuli, 5826 Kinglet Ln.	
Wingrove East	39	Scott Atkinson, 7609 Crail Ct.	
Wren Creek	21	Brenda Millett, 8428 Wren Creek Dr.	Linda York, 8533 Wren Creek Dr.
Crosspointe	131	Alexander Kahn, 5951 Pale Moss Ln.	Rebecca Bjork, 6012 Pale Moss Ln.
Dominion Village	60	Mary Huber, 10119 Dominion Village Dr.	Richard Laubach, 2920 Autumn Harvest Ln.
The Glen	136	Peter "Pete" Bozza, 8541 Highland Glen Dr.	Kevin Carr, 8750 Highland Glen Dr.
Falcon Ridge	232	Paul Boiano, 13620 Osprey Knoll Dr.	
Meadowmont	183	Shirley Lane, 8922 Meadowmont View Dr.	
Signature Ridge	54	Janelle Goodrich, 6438 Terrace View Ct.	Chris Storck, 6052 Champions Crest Dr.
Signature Ridge T/H	50		

**Quick Tips & Reminders**

- Modifications: Prior approval is required for exterior changes (fences, painting, roofs, solar panels, etc.).
- Sidewalks: Maintained by the City of Charlotte or Concord. Report issues by calling 311 or 704-920-5555.
- Signs: One "For Sale" or "For Lease" sign is allowed. "For Rent" signs are not permitted.
- Safety: Lock vehicles, close garage doors, and store tools and ladders inside.
- Pets: Always clean up after your dog.
- Speed Limit: Please observe the 35mph limit on Highland Creek Parkway.
- Amenities: Always carry your Highland Creek photo ID when using community facilities.

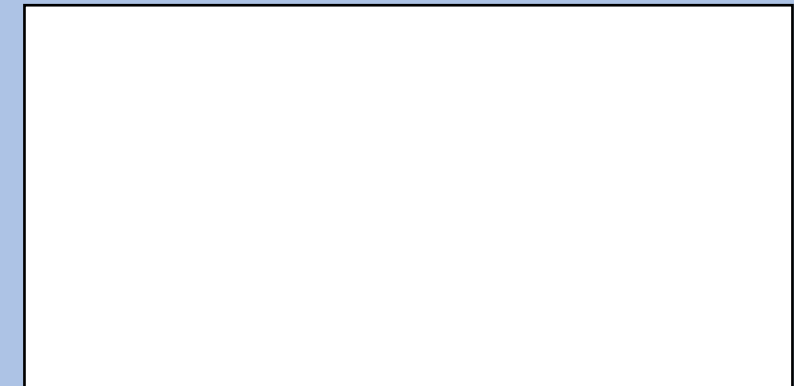


**Need Help or Have a Question?**

The Highland Creek website is a great resource for residents to find answers to common questions, review community guidelines, access forms, and stay informed about upcoming events and announcements. We encourage all residents to visit the site regularly to stay connected and informed. If you are unable to find the answer to your question on the Highland Creek website, Hawthorne Management Company is here to assist you. Hawthorne can be contacted via the below methods:

- Sending a message from your Hawthorne homeowner portal
- o Portal can be accessed via web browser or Hawthorne app. See QR code below to download the app.
- Emailing: highlandcreek@hawthornemgmt.com
- Calling: 704-377-0114

Highland Creek  
6616 Clarke Creek Parkway  
Charlotte, NC 28269





**ASSA ABLOY**

**DELIVERING THE EXTRAORDINARY IN GARAGE DOOR SOLUTIONS**



**Door Systems is your trusted local partner for comprehensive garage door services. With a commitment to excellence and safety, we specialize in:**

- Service, repair, and upgrades
- 24-Hour Emergency service
- Customized solutions

**WHY CHOOSE DOOR SYSTEMS?**

**LOCAL EXPERTISE** Proudly serving your community, we understand and cater to its unique needs.

**RELIABILITY** Count on us for prompt, professional service that keeps your properties running smoothly.

**SAFETY FIRST** Committed to supporting the safety and security of your residents and their assets.

**OUR SERVICES INCLUDE:**

- Installation of new garage doors
- Routine maintenance
- Upgrades to enhance security and efficiency

**CONTACT US TODAY!**

Experience the Door Systems difference! Call **1.800.THE DOOR** or visit [www.doorsystems.com](http://www.doorsystems.com) to schedule a consultation or emergency service. Let us partner with your homeowner's association or development to deliver exceptional garage door solutions that keep you moving forward.





**20% OFF FIRST SERVICE**  
**10%-15% OFF DOOR OR MOTOR REPLACEMENT**