



LINDENWOOD NEWSLETTER

Volume 1, Issue 1

March 2010

Lindenwood HOA Section

Website <http://www.lindenwoodnc.com>

2010 Homeowners Association Board of Directors:

- Wayne Rosenthal – President
- Eric Hash
- Ken Hutchins
- Laurie Black
- Jona Wright

Your board meets quarterly to discuss issues relating to the association.



Completed Neighborhood Projects

- Pansies planted by Board Members around front entrances to save money.
- Pond Fountain & Light has been fixed.
- Front Entrance Light has been fixed.
- Bench and shrubs installed beside the pond.
- Creek bed cleaned on and around common area to enhance creek flow.
- NO TRESPASSING signs installed in woods next to Hwy 84.
- Posts installed & PRIVACY signs installed around the pond area.
- Yard of the Month Sign made.
- Implemented a delinquency policy.
- Implemented the Yard-of-the-Month Program.

Future Neighborhood Projects

- Rebuild the two bridges on the walking path.
- Research best types of fish to restock pond.
- Develop and publish a decision tree for the Delinquency Policy.
- Review of our Architectural Guidelines (update to keep pace with change).
- Plant summer flowers at both entrances in late May (tentative date is May 29th). If you would like to help the board, come on out that morning.

Please feel free to communicate and suggest to the board any projects you would like to see worked on.

Coming this Spring..... Yard of the Month Program

Want to be recognized for yard work well done? Starting April 15, one of your neighbors will be recognized each month for their well manicured lawn, flower beds, curb appeal, etc. Every month, one household will be awarded a \$25 home improvement gift card along with having the "Yard of the Month" sign displayed in their front yard. So hurry. Get those flowers planted, yards fertilized, shrubs trimmed to compete to be our first winner!



See attached YARD OF THE MONTH program for guidelines.

CALENDAR OF EVENTS

NEIGHBORHOOD YARD SALE

PLACE: INDIVIDUAL DRIVEWAYS

DATE: SATURDAY, MAY 8, 2010

TIME: 8AM - NOON

Contact Rosanne Montemarano at rrarus1012@aol.com if you are interested in participating.

CENTRAL ACADEMY OF TECHNOLOGY & ARTS SUPER SATURDAY FESTIVAL

PLACE: CATA CAMPUS

DATE: SATURDAY, APRIL 24, 2010

TIME: 8AM – 3PM

ALL PROCEEDS GO TO BOOSTER CLUB. ACTIVITIES INCLUDE:

- Yard Sale (8am – Noon)
- Concessions
- Bandstand with D.J. & Entertainment
- Paintball
- Tricycle Run
- Monster Slide
- Gladiator Jousting
- Obstacle Course
- Bounce House
- Face Painting
- Duck Pond
- Raffle & Silent Auction

What's Happening in Wesley Chapel?

Aston Properties is developing the property across the street on the Target side. Lauren Hanson is the contact person. She can be reached at 704-319-4937.

Hickory Tavern – Opened March 15

Chick Fil-A - opening in late Spring

Brooklyn Pizza Parlor - opening Summer 2010

Verizon Wireless - opening Summer 2010

All of these are located in the "D" shops area on the site map. Construction will start soon with leasing of the "F" shops.

Below is the link to the Aston Website that shows an updated site map with the retailers on it.

<http://www.astonprop.com/thevillagecommons/index.cfm>

The stop light addition to the front of the neighborhood has been approved, but will not be installed until a good portion of the property has been developed and leased.

JDH Capital (Lowe's Food Developers) is still unclear on their property and who the renters will be.

Top 10 Most Common Violations / Complaints:

- 1) Take care of your yard (maintain a healthy lawn).
- 2) Garbage cans must be hidden from view (preferably store in garage or behind house).
- 3) Pick-up after your pets (be considerate of your neighbors).
- 4) Pay your association dues on time (and avoid penalties).
- 5) Maintain the appearance of your residence (i.e. mailboxes, shutters, paint, etc.).
- 6) Submit a Modification Approval Form when planning outdoor projects (most common: fences, sheds, pools).
- 7) Trailers must be parked out of view (store either in garage, behind house or at an off-site facility). RVs are permitted while visiting.
- 8) Commercial vehicles are not permitted to be at the residence overnight for an extended period of time.
- 9) Homeowners are required to maintain (by trimming lower branches, weeding and replenishing pine straw regularly) their trees planted in between sidewalk and street (these are not common areas).
- 10) Directional "For Sale" Realtor signs are not permitted at the Lindenwood entrances Monday-Friday (Sat & Sun only).

This is the first issue of a semiannual newsletter. Your HOA board wants to communicate and create awareness of all the activities that go on in and around Lindenwood. The board has made significant progress in moving Lindenwood forward. We are open to receiving suggestions and feedback on any questions you may have relating to the newsletter or any other matters. This newsletter will also be published on the neighborhood web site at www.LindenwoodNC.com.