

http://www

The Crossings

Home Owners Association

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Fall 2006 Newsletter

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*IS YOUR STREET
LIGHT OUT OR GLASS
BROKEN?*

*Call Duke Power
800.777.9898, prompt
#2.*

VOLUNTEERS

The community is in need of volunteers. With safety as a continuing issue why not be a leader and start a Community Watch program in your sub division? Contact Eric Parker via our web site or call him at 704. 996.4980. Currently there are two openings for the Architectural Control Committee, contact Mark Nellis 704.588.3871. Interested in helping with social events...even just one event!?! Call Jane Blake 704.583.3260 or Jim Wilmoth 704.995.0401.

RESTRICTIVE COVENANTS vs BYLAWS

Our documents can be confusing so with each newsletter we'll try to break down some definitions in easy to understand language. So, what's the difference between the covenants and by laws? Bylaws answer the questions of: who? what? where? when? why? and how? of an organization. These questions define the boundaries of The Crossings. Without defining its boundaries, an organization can operate far beyond the original intention. This does not mean that an organization cannot expand its scope. Outlining the scope and boundaries gives the organization an "arena" in which to operate that can be expanded or reduced as the needs of the organization change. Restrictive covenants are rules and restrictions that restrict the use of property of the behavior of residents concerning the property located within an HOA.

ARCHITECTURAL REQUESTS

Be reminded that an approval for changes / improvements to your residence is required **prior** to your project, Article 14.01. The request form can be found on our web site or by calling Hawthorne Management. Note the need to include a copy of your property survey or plot map showing property lines and residence footprint. Easy directions to print a free GIS plot map are included with the request form. The Architectural Control Committee meets the fourth Tuesday of each month. In accordance with the covenants a response is required within 30 days so please consider the date of their meeting should you need a speedy response to your request.

TREES

Two dead willow oaks on community property along Moss Road have just been replaced, at cost, thanks to resident Jeff Rounds. Two more on Moss Road in the median between Imperial Oak and Laurel View will be replaced by the city between December and April 1st.



SIGNS

It has been noted that “For Sale By Owner”, “House Painting”, and other signs have been posted around the community. Please be aware that these signs are not permitted per our Covenants Article 7 / 7.01. Additionally, City Zoning Ordinance Sect. 13.106 / Paragraph 13 prohibits signs placed closer than eleven feet from the edge of any public street [curb] in accordance with City Code 10-17.

Also please note the addition of a No Solicitation sign at the entrance to each sub division. If you encounter a solicitor please get a license plate number and description of the vehicle if possible and call 311.

AGING GRACEFULLY

With new board members we’re loaded with enthusiasm and anxious to improve our community. The Crossings was established in 1993 and we are competing against a real estate market of new developments that include more desirable amenities. In the coming weeks you’ll receive a mailer survey noting ideas we have to enhance and update our community and we want your input. Based on your ideas and feedback we will conduct a community meeting to discuss the prospects of implementing any of these ideas.

STREETLIGHTS

Homeowners have expressed a desire to have street lights along Moss Road and in the sub divisions that were annexed in July 2005. The City of Charlotte’s process requires a lead petitioner and is done in two phases and one sub division at a time.

-Phase One is a nomination petition requiring 25% of signatures.

-Phase Two petitioning begins after Duke Power has received the completed Phase One nomination petition and has evaluated their plan.

The Phase One nomination petition for Moss Road has been completed and is currently being evaluated by Duke Power. The Phase Two petition will be forwarded by the city after Duke Power has completed their evaluation at which time 60% of signatures will be required to install street lights. Phase two petition for Moss Road is expected by the end of January 2007.

Streetlight projects are subject to several variables such as the scope of work and fixture availability in the case of decorative styles. Once the design-petition is verified and a service agreement is signed, construction is usually complete within a three to six month window.

Once Moss Road Phase Two petitioning is complete the city will begin to forward the Phase One petition for Ivey Ridge, Cedar Ridge, Forest Ridge, Stone Ridge and Hunter’s Ridge II sub divisions. The success of the lighting being installed will only be accomplished with participation of homeowners. Anyone who can volunteer to collect signatures should contact Diane Krebs, lead petitioner at 704.588.3328. **If no one volunteers to canvass the neighborhood, streetlights will not be installed.** For more information visit <http://www.charmeck.org/Department/Transportation/About+Us/Streelights.htm/>

*NEED A
REPLACEMENT MAIL
BOX? Contact
Hawthorne or Carolina
Mailbox 704.845.0850*

MEET YOUR BOARD MEMBERS

In upcoming issues we will profile our board members so you can get to know them as busy home owners just like you. Please join us in welcoming two new members, Jim Wilmoth, Secretary / Pool Committee and Mark Nellis, Architectural Control Committee Liaison. Our incumbent members are Curtis Watson, Treasurer/Landscape and Eric Parker, Vice President / Social Committee & Communication. Contact us via our web site www.thecrossingshoa.com.



Diane Krebs is the board's newly elected President having been on the board since May 2005. She also served as Architectural Chair from April 2004 then as Architectural Board Liaison.

She is a single home owner, living in Oak Ridge for 10 years and can be found keeping up with yard work on weekends. She has worked for Continental Tire North America, Inc. [formerly General Tire] for thirty eight years and works a second job as well. Her goal as president is to inspire a sense of community through volunteerism and improve the health and vitality of The Crossings by utilizing the covenants. Interests include quilting and antiques.

SAFETY

In the early morning hours of November 18th a vehicle was stolen in Hunters Ridge. As well, within a two week period residents told their neighbors of suspicious characters approaching their vehicles on Lazy Oak Lane and Oakbriar Lane, but they did not call the police.

We regret any criminal activity and offer the CMPD's safety tips:

- Always lock your car
- Close the windows
- Never leave you vehicle unattended with the engine running
- Take your keys with you; never leave them in the ignition which is a \$25 fine
- Secure your vehicle tag with one-way screws
- Invest in an alarm system or theft deterrent device
- Don't leave anything of value inside the vehicle in plain sight
- Park in a secured and well lighted area
- Have your VIN etched on all windows of the vehicle

Call the police about any suspicious activity and report all incidents of auto thefts as quickly as possible. For more information, visit www.cmpd.org or call 704.336.2310

All the board members and Hawthorne Management wish you and your family the happiest of holidays.