



### Zumba Anyone?

Latin dance and exercise! What a combination. There will be a Zumba interest meeting and pre-registration session held on Saturday, April 12<sup>th</sup> at 10:00am at the community cabana. Check our website for additional details!

### Upcoming Events

- **Spring and Easter Celebration. Saturday, March 15<sup>th</sup> 2:00pm**  
Bring your camera, bring the kids! This is a celebration you will not want to miss.
- **Progressive Dinner. Saturday, April 26<sup>th</sup> 5:00pm**  
The Social Committee will host its Spring progressive dinner on April 26<sup>th</sup>. If you are interested in participating, email [Social@thecrossings@hoa.com](mailto:Social@thecrossings@hoa.com). Visit us online for more details.
- **Drop in and Mixer Friday, May 23<sup>rd</sup> 8:00pm – 10:00pm**  
The Crossings Board of Directors will host a drop in and family mixer on Friday, Board members will be on hand to answer questions about the Executive Board, Association and upcoming Annual Meeting.
- **Pre-schooler Activity Time Tuesdays in June**  
This will be a time infused with storytelling, finger and foot plays, crafts and musical activities for preschoolers. Advance signup required. Visit us online for additional details.

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# The Crossings



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### Volunteers

Spring is just around the corner and the Social Committee is gearing up for an exciting season of unique spring and summer community events. But, we need your help! Please sign up to be a community volunteer on the Social Committee. Email [Toni@thecrossingshoa.com](mailto:Toni@thecrossingshoa.com) if you are interested in becoming a part of this dynamic team.

### Did you Know?

That homeowners are allowed more than one recycle bin and that recycle bins can be picked up at the Steele Creek Library on Hwy 160. Yes, that's right. Just visit <http://www.charmeck.org/Departments/Solid+Waste/CurbIt/Recycling/Home.htm> for more information.

## Open Door: what's going on in your community?

### In Common Areas, written by Jim Wilmoth, Committee Chairperson

Many of you may have seen the renovations going on at the pool house and tot lot over the past couple of months. As the centerpiece of The Crossings community, the pool and tot lot are at the top of the list for needed upgrades and renovations. Last year we replaced aging water pumps and pool furniture. This year we are focusing on the pool house structure by repairing missing shingles and a weathered cupola as well as a completely remodeled interior kitchen area and storage room. Many of you that visited the pool last year saw the broken tile, missing grout, and plaster cracks that were all signs of its age. As a result, the board is reviewing quotes to not only resurface the interior of the pool, but also apply a thin, nonskid textured surface coating to the surrounding concrete area around the pool. In addition, some of you may have noticed the spring toys in the tot lot have been removed. The board considered them to be a safety hazard but will be meeting with a playground

contractor this month to discuss the addition of many new and safe playground apparatus that the whole community can enjoy. All of these upgrades are needed to maintain the integrity, safety, and enjoyment of these common areas and we hope the ongoing upgrades are utilized and appreciated this coming year.

### In Architectural Review, written by Carolyn Spellman, Committee Chairperson

I believe that the Crossings is one of the best communities in Southwest Charlotte. One of the things that continue to make this such a great community are the families that live here.

Serving on the Architectural Review Committee has given me the opportunity to see just how wonderful many of the families are that live in this community. I witness how caring neighbors respond to the needs of other neighbors without being asked. I have seen them take trash cans around the back and get newspapers out of the yard when their neighbors are gone. I see them watching our little girls as they play in the communities. I have witnessed them reaching out to other neighbors who have been victims of theft. There are always going to be esthetic differences in taste amongst people. Serving on the Architectural Review Committee, we



## What homeowners really need to know:

- (1.) Parking. Article 7 Section 7.03
- (2) ARC Request
- (3) Safety
- (4) Screening
- (5) Meetings of the Board of Directors. By Laws Article VII.

The restrictive covenants and bylaws are available online at [www.thecrossingshoa.com](http://www.thecrossingshoa.com). Please take an opportunity to read these sections and email the Board with any questions you may have.

### DID YOU KNOW

That you can pay your HOA dues monthly? Sure you can. Just send your monthly payment in the amount of \$27.50 to Hawthorne Management Company and they will credit your account on a monthly basis. If you miss a monthly payment...no problem. Just make sure all of your payments total the quarterly payment due by the due date. If you have any questions, contact Heather at Hawthorn Management (704) 377-0114.



## What homeowners really need to know.

We have identified 5 of the top commonly misunderstood bylaws and restrictive covenant that keep homeowners and the Board of Directors at odds.

### **In Architectural Review** *Continued*

hear many of the concerns of neighbors. Painting of driveways, house colors and landscaping that is questionable. All of these issues are valid concerns and deserve the attention of the Committee. I am so grateful that we have restrictive covenants. Each homeowner has access to the covenants and they serve as our guidelines for what is acceptable within our community. At the end of the day, even our differences in taste and beauty does not destroy or diminish the true sense of "community" that is felt here at The Crossings.

Those of us who have been here since the "birth" of this community have seen wonderful friends and neighbors come and go. Many of the people who have gone on to other communities still have ties with our community and at neighborhood cook outs, you can see them visiting. I have heard many old neighbors comment on how much they miss this community. It is definitely the unique and caring families that make this a quality neighborhood.

Spring is fast approaching! Get those requests for Architectural improvements in early! Anyone wishing to serve on the Architectural Review Committee, please don't hesitate to contact me. We are looking for additional members to serve this community.

**What goes on behind closed doors at an HOA Executive Board meeting?**

Inquiry minds

If you really want to know, just check out the meeting minutes posted on the community website at [www.thecrossingshoa.com](http://www.thecrossingshoa.com). Our meeting minutes give the most intimate details of what goes on behind the closed doors of an executive meeting of the board members. Keep reading for sneak preview of the minutes from the

Board's February 12, 2008 executive meeting. The Executive Board reviewed a homeowner's request to replant trees in which the homeowner previously planted on community property that died. The homeowner did not offer to reimburse the HOA for the expenses of

removing the dead trees, however express an interest in replanting the trees to increase and/or maintain

the homeowner's property value.... The Executive Board recently met with Dave Willard, Chairperson for the Safety Committee. The meeting got off to an explosive start and resulted in some interesting changes. That's all for now! You will have to go on line to read the meeting minutes to find out details of what happened in both situations.

**In the Executive Boardroom by Toni Emehel, Communication Liaison**



## In the Executive Boardroom

### **In Landscaping, by Ken Kauffman, Chairperson**

Over the last few months, rain showers have brought forth a kind of celebration. As the rain fell it was easy to imagine the plants, rivers and lakes welcoming each drop. Much like the effects on our yards, the drought has taken a toll on the landscaping around the community. Along Erwin Road, twenty-seven Leyland Cypress trees were removed and throughout the community property also four oak trees and 190+ Juniper, Barberry, Needlepoint Hollies, etc. shrubs. In October the NC Cooperative Extension Services performed soil and

root tests at the sites of the Leyland and found one of two sources that killed them; canker] worm disease which causes one branch at a time to die and produces a gooey resin or root rot caused by wet weather [the prior year] followed by the stress of 2007's drought. This is a soil born disease so you will see dead trees in one bed and not another. The drought has taken its toll on our residence properties as well. Be reminded that Article 7.09 requires trees, shrubs, vines and plants which die to be promptly removed.

The Board is considering replacing the removed trees with Nellie Stevens Hollies,

however, it will be costly to replace the damaged landscape and will have to be done as the budget permits and water restrictions are lifted. Aeration and over seeding of turf in the common areas was delayed until spring due to the Level 3 water restrictions still in effect. Other improvements to the landscaping include adding gravel to some areas along the walking paths. There were places where erosion resulted in drop offs.

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## Executive Board Meeting versus Open Meeting

**Q: What's the difference between an executive board meeting and an open board meeting?**

A: The answer is just a click away. Our community bylaws describe an executive board session (meeting) as a closed meeting of the Directors to discuss and vote on personal matters, litigation in which the sessions are for Board membe



Open sessions/meetings are open to all members of the association. That means every person who owns property in The Crossings. However, only the Board members are allowed to participate in any deliberation or discussion unless it is expressly authorized by the Board of Directors. For complete details visit our website [www.thecrossinshoa.com](http://www.thecrossinshoa.com). Click on documents/Forms, then click on laws.

## Street Light Update

written by Lead Petitioner, Diane Krebs

As reported in our fall newsletter, The Waters declined to participate in the Moss Road lighting and The Waters, Roxborough, Roxborough II and Yorkshire Apartments signed letters of endorsement agreeing to match The Crossings design selection allowing us to move forward.

Duke Energy has been preparing the plan for placement of the lighting along Moss Road and expect to have it completed by late February or early March. The application of these lights [number, spacing and wattage] will be determined by the city. Once completed the final petition will be circulated quickly as signatures are limited to those residences properties affected by the light projected from Moss Road. Once the city has received the signatures and the Phase II process is complete, a request will be made to begin petitioning for lighting in the sub divisions. Be reminded that the city will process only one sub division at a time.

In Landscaping cont... up to 6" along asphalt path edges and a resident injured their ankle while on the path and adding gravel was determined to be the most cost effective way to improve safety. We continue to make Improvements to reflect the wonderful people and families that call The Crossings home.