

Woodlands Weddington Home Owner's Association

Welcome to the Nov/December 2006 edition of the Woodlands / Weddington
Homeowner's Association News letter

Social News:

Many thanks to Gina Mahoney & Maureen Cawa for their leadership on our recent Halloween Party. Thank you to you for coming out and making this a memorable event.

As we enter the Holidays, the Social Committee is planning several opportunities for us to come together as a community:

1. House Decorating Contest (approximately \$100 prize). Shelley Scott is in charge
2. Christmas Caroling
3. Cookie Exchange (possibly held at Carriage Downs)

There has also been some interest in having luminaries for the holidays. If you are willing to lead this or have any ideas for future social events or would like to help organize events, please let Laurie know at 704-784-3656 or lwilliams113@carolina.rr.com.

Web Master

Our web page is www.thewoodlandsnc.com
We are in need of a webmaster to keep it up to date. If you are interested in helping, please contact a Board officer.

HOA Dues

Beginning January 1, 2007, our homeowner's dues will increase to \$310 per year. Currently, it is \$300. If you pay quarterly, the dues will increase from \$75 to 77.50 per quarter.

Management of HOA

Beginning January 1, 2007, we will move the billing and management of our HOA dues from Hawthorne Management to an in house program. This should cut our management fees in half.

When paying your 2007 HOA dues, mail them to:

Woodlands/Weddington HOA
PO BOX 5489
Concord NC 28027

If you have any questions on your HOA dues or need Architectural Review Forms, you can still contact Hawthorne Management at 704 377 0114 through Dec 31, 2006. Ask a Board member beginning January 1 for a form.

City Grant

We are pleased to announce the Woodlands has been awarded a \$2,500 grant from the City toward the paving expenses of our parking lot. With the cold weather upon us, we will begin this project in the Spring.

Crime

We need your help in stopping recent acts of crime in our community.

1. Siphoning gas from a car
2. Paint ball contests on an adjacent neighbor's field
3. Throwing rocks over the tennis court fence and damaging its surface

The Board has decided that once identified, the parents whose children damaged the tennis courts will pay for the repair costs to it. Your HOA dues paid \$18,000 last year to resurface it.

If you see something suspicious, call the Concord police non emergency number at 704 920 5580

Goods or Services Available

If you have any goods or services (ex. baby sitting, lawn mowing, and car washing) you would like to promote in an upcoming newsletter, contact Tony Marciano

Board Officers

Pres	Robert DiBianca
Phone	704 789 9233 rdibianca@ctc.net
VP	Tony Marciano
Phone	704 789 9015 tdmarciano@vnet.net
Sec	Scott Mahoney
Phone	704 795 0956 scott727@carolina.rr.com
Treas	John DiMastro
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A/Treas	Ellis Hopper
Phone	704-575-3647 EllisHopper@carolina.rr.com

Board meetings are held the 2nd Sunday of each month at 5pm at the President's home. All are welcome to attend.

Being a Good Neighbor

Garbage cans are not to be placed at the curb until 5pm the day before garbage day. They are to be removed by the end of that day. When being stored, they should not be visible from the street. Thanks for being a good neighbor

Architectural Review Forms

Architectural Review Form (ARF) is required when making any external changes to your home such as adding an addition, fencing, etc. ARF are required for sheds. Please check with a Board member if you have any questions.

As I reach half way through the year, I wanted to share some exciting news with everyone in the Woodlands/Weddington development.

I would like to start with some words around the removal of the Bradford Pear trees at the pool. Unfortunately, the roots from the trees were damaging the parking lot so the board decided to deal with this right away. Although the community property by the pool looks bare right now, this will change soon. Our plans call for replacing the trees, adding bushes, resurfacing the parking lot, cleaning the pool bathrooms and painting around the pool house. To help keep the costs down, we will be holding a cleanup day next spring and I encourage everyone to come out and help. In addition, we received a grant from the city of Concord of \$2500 in support of this project.

Next, I am announcing an increase in the HOA dues by \$10 per year. We have not had an increase in many years and as we look to the future have determined that we cannot continue on only \$300 per year. The increase will be effective on January 1, 2007.

I am pleased to announce another major change. We have decided to bring the management of the neighborhood back to the association and end our contract with Hawthorne Management effective December 31. The board has discussed this for a couple of years now and decided that we really don't get the best value for our money using a full function management company. We have hired someone to do the monthly bookkeeping and perform most of the functions the

management company has performed. Please be patient with us in the early months of 2007 as we work through this change.

I believe these changes will help us keep the neighborhood in great shape and keep property values increasing.

I appreciate your support. Please feel free to contact me if you have any questions or concerns.