

# Woodlands Weddington Home Owner's Association

Welcome to the March 2008 edition of the Woodlands / Weddington Homeowner's  
Association Newsletter

Woodlands/Weddington HOA  
PO BOX 5489  
Concord NC 28027

## Holiday Decorating Contest

### Winners

1. Kid Friendly  
M/M Shawn Ervin 5721 Weddington Rd
2. Griswold (or "over the top")  
M/M Philip Lapish  
1723 Park Grove Place  
\$ was raised for the Brain Injury  
Association

## Caroling Night

Thank you to all of you who  
participated in the Woodlands/Wedding  
"LIGHTS OUT" Caroling Night on  
Sunday, Dec 22<sup>nd</sup>

## Blood Drive

Special thank to Pam Lampish for holding  
a community blood drive in December 30

## Community Yard Sale

Mark Your Calendar  
Saturday, April 26  
8am -2pm

## Annual Meeting

Mark Your Calendar  
Sunday, May 4<sup>th</sup>  
6pm  
at the pool

## Energy Audits

Larry Bradley is our contact at the city  
re. electric audits. While he not set up  
yet to do "free" audits", he is willing to  
answer any questions a resident may have.  
You can reach him at 704 920 5328 or  
click through [www.ci.concord.nc.us](http://www.ci.concord.nc.us).

## Water Conservation

One idea to reduce your water bill is to  
upgrade to a front loading washing  
machine. They use significantly less  
water than a top loading machine. If your  
machine is on the 2<sup>nd</sup> floor, be sure to  
purchase a machine designed for the 2<sup>nd</sup>  
floor

## Property Taxes

If you real estate taxes have "jumped", here are a few ideas you can try to reduce them:

1. Meet with tax assessors' office. They may have something listed on your property that you don't have.
2. Go to Zillow.com for a market valuation with recently sold comps.
3. Get a market analysis from a real estate agent

## Woodpeckers & Street Lamps

A letter was filed with the National Wildlife Association, asking the manufacturer to remedy the situation. This was followed by lengthy discussion with the City of Concord and the Fish and Wild Life Service who proposed replacing our current street lights with standard lights. We did not want to lose our decorative lights. The manufacturer was willing to pay the costs to have the city "caulk" our current lights so the wood peckers don't get caught in them.

## Fall-ing Leaves:

Just a reminder, as you get rid of your fall leaves you can:

1. Put them in a pile near the curb
2. Put them in clear, untied bags
3. Do not use dark bags and do not tie your bags closed.

## 2007 HOA Dues:

The Board voted to increase HOA Fees by \$10.40 for next year. Fees will be \$78.25 per quarter for a total of \$313.00 per year.

## 2<sup>nd</sup> Quarter Dues

2<sup>nd</sup> quarter 2008 Woodland/Weddington Homeowner dues will be mailed the 3<sup>rd</sup> week of March. If you do not receive them, contact Scott Mahoney at 704-795-0956

[scott727@carolina.rr.com](mailto:scott727@carolina.rr.com)

Quarterly due are \$78.25. Please mail your dues to:

Woodlands/Weddington HOA  
PO BOX 5489  
Concord NC 28027

## Pool/Tennis Court Key Fob

If you did not get your pool/tennis court key fob, contact Dave Stoner at 704-720-0776 or e-mail him at [PSUDave4@yahoo.com](mailto:PSUDave4@yahoo.com) to schedule a time to pick it up.

You can also pick up your key fob at the pool on Thursday, 4/17 from 6:00 pm - 8:00 pm to make sure you have yours when the pool opens on May 1.

If you lose your key, Dave will deactivate your old key & issue a new key fob. The cost for a new key is \$20

## Push to Exit

FYI - Both the pool and the tennis courts now have "push to exit" buttons. The pool's button is next to the "Snapple" machine

## Pool Security

If you see someone doing something inappropriate at the pool and/or tennis court, note the date, time and what occurred. Contact David Stoner at 704-720-0776 or e-mail him at [PSUDave4@yahoo.com](mailto:PSUDave4@yahoo.com) With that information, he can review the tapes and perhaps identify the person or the car.

## Baby Sitting

Kelsea Randolph is available to baby sit. You can reach her at 704-222-0429 and/or 704-705-9064 or you can e mail her at [reesespeices92@yahoo.com](mailto:reesespeices92@yahoo.com)

## Baby Sitting

Babysitter, CPR certified and references. Contact Paige (Landale Ct. NW Ct) 704-788-3507 or 704-701-7841 after 7pm.

## Baby Sitting

Meghan Stoner is available to baby sit. I am Red Cross certified and can provide references. I have 3 younger siblings and love playing with kids. Please contact me at 704-720-0776.

## Lawn Mowing and Pet Sitting

Richard Scott has a lawn mowing and pet sitting service available. You can contact him at 1740 Park Grove Place, Concord, NC 28027 or (704) 782-3433

## Back to School Gear & Holiday Shopping

made simple., Kimberly Holman  
5630 Landale Ct. NW Ct NW  
Initials- inc. Creative Partner #1898  
[www.Initials-inc.com/Kimberly](http://www.Initials-inc.com/Kimberly)  
<http://www.myspace.com/personalizekim>  
704-701-2015

## Piano Teaching

Keith Montross teaches piano in his home. He has 40 years of professional experience and a degree in Music Education. He is proficient in all styles and will work with beginners through adults. He is at 1719 Moreland Wood Trail. His number is: (704)721-6760

## Handy Man

Bob Dombroski - handyman - comes highly recommended by Dave Stoner. In fact Bob has done quite a bit of work around the pool and tennis court area. You can reach him at 704-793-1162

## Architectural Review Forms

Architectural Review Form (ARF) is required when building a shed or making any external changes to your home such as adding an addition, fencing, deck, etc. Please check with a Board member if you need a form or have any questions.

## In House Management

Almost a year ago, we transitioned from using Hawthorne Management to bringing it "in house" with Scott Mahoney, resident of the Woodlands as our "bookkeeper".

You can reach Scott at 704-795-0956  
[scott727@carolina.rr.com](mailto:scott727@carolina.rr.com)

## Thank You...

to Scott Hannah of Systel for printing our newsletter free of charge as a courtesy to our neighborhood.

## Crime

We continue to receive good reports re. low crime in our subdivision from the police. To receive copies of reports, visit [www.concordp2c.com](http://www.concordp2c.com) to download a copy of our subdivisions report or call 704 920 5052 to make arrangements to come by the Concord Police Department and pick up a copy.

## **Board Officers**

Pres	Tony Marciano
Phone	704 789 9015
	<a href="mailto:tonym@charlotterescuemission.org">tonym@charlotterescuemission.org</a>
VP	John Mastro
Phone	704-701-1177
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Sec	Linda Hopper
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Asst Treas	Terry Maher
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Past Pres	Robert DiBianca
	704-789-9233
	<a href="mailto:rdibianca@ctc.net">rdibianca@ctc.net</a>

Board meetings - 3<sup>rd</sup> Monday at 7:30 at the home of Tony Marciano