

Franciscan Terrace HOA Newsletter

August 2008

Dear Neighbors,

One of the Association's goals is to improve the way we communicate with you. To that end, we've experimented with different newsletter formats and believe an e-newsletter is the format that will work best. What you're looking at is actually a printout of this new format.

Pending approval from the board on August 25, the Association will use an inexpensive program to create electronic newsletters. In order to distribute them, we need your e-mail address. Your building steward will have a sign-up sheet for you to write in your e-mail address.

Please be aware of the following:

1. Participation is completely **voluntary**. If you don't want to give us your e-mail address, or if you don't have e-mail, your building steward will give you a printout of the e-newsletter.
2. We will **only** send you our monthly newsletter and occasional reminders of important events and other time-sensitive communications (maintenance work that might affect you, crime alerts, etc).

Don't forget that we are also on the Web. Just go to <http://www.neighborhoodlink.com/charlotte/ft/>. You'll find a calendar of upcoming events and a bulletin board, where you can share ideas, concerns, and other issues affecting our community.

Enjoy the newsletter, and feel free to let us know how we're doing.

Sincerely,
Franciscan Terrace HOA

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Your HOA Board

John Bertrand
president

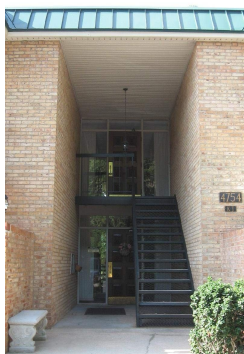
Deborah Hunter
vice president

Linda Bradstreet
secretary

Glenn Andrews
at-large

Tabitha Carnes
at-large

More Face Lifts = Higher Home Values



Your assessment dollars were at work once again when all patios, railings and stair treads were pressure-washed and painted. In keeping with the color of the new, green mansard roofs, the Association decided to re-paint these areas Charleston green. A big thank-you to all residents who cleared their patios on short notice.

More painting is currently underway on the interior hallway wood, which includes all doors (except the large wooden doors at the end of each hallway), frames, baseboards, and interior/exterior window frames and headers. The project began in buildings 1 (4736) and 2 (4754) and will continue to other buildings.

We ask that you remove all items off your doors, including doorbells, knockers, numbers, kickplates and decorative items; otherwise, they will be painted around. The painters will knock on your door and ask that you leave it open so they can paint to the edges. If you're not home, they will leave a 1/2-inch gap of paint around the edge of your

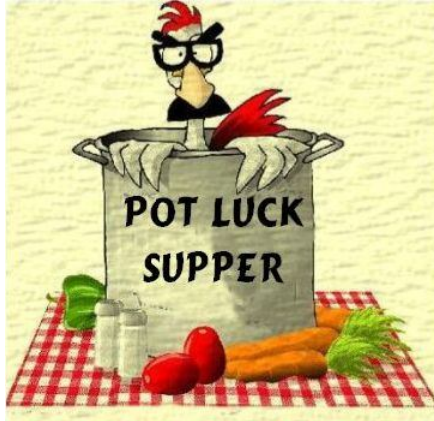
doors.

These face-lifts should make a big impact on the continued rise in home values in our community.

Thanks again for your cooperation!

July Social a Huge Success!

Next event to be held in October



More than 60 residents came out on Sunday, July 20, for the Social Committee Summer Potluck. It was a great opportunity to meet your neighbors and enjoy the culinary talents of your fellow Franciscan Terrace condo dwellers. Thanks to Sherry Griffin, Judy Fisher, Cody Starnes and Jan Bertrand for organizing this event!

Next Social

When: October (date TBA)

Where: Franciscan Terrace

Clubhouse

Cost: \$1 with item to share; \$3 without

Organizers: [Sherry Griffin](#) (Social Committee Chair), Judy Fisher, Cody Starnes & Jan Bertrand

Holiday Social

Plans are already underway for our Holiday Social in December. Cash donations are welcome and would go toward expenses. Your donation will ensure our Holiday Social is a fun, memorial occasion for everyone.

Large Dogs May Cost You



We've seen a noticeable increase in the number of larger dogs in our community. The weight limit for dogs is 25 pounds. This rule is not only for dogs who live here; it's also for dogs who visit. We ask that you please abide by this rule. Those found in violation can expect an infraction letter from Home Realty, followed by a hearing and a fine.

If you are unaware of our pet policy, please refer to the handbook you just received, or contact [Home Realty](#) at 704.332.1141.

A Pool We Can All Enjoy



The new gates and locks surrounding the pool area has really made a difference in non-resident traffic. However, residents -- particularly those who live near the pool -- continue to experience problems with noise.

Please be considerate and keep noise (stereos, squealing, boisterous conversation) to a minimum!

Some other points worth remembering:

- You are only allowed three guests at a time. This limit

includes friends your guests invite.

- Glass is not allowed! A resident recently stepped on broken glass at the pool. This is a health department violation that could shut the pool down completely! If you want to enjoy your favorite bottle of beer or wine at the pool, please pour it in a plastic cup or plastic bottle. It's that easy!
- Pets are strictly forbidden at the pool -- again because of health department regulations.
- Lastly, please instruct your guests to park in one of the many parking spaces provided between buildings 1 and 2. Parking on the curb next to the pool is not allowed.

If you are found in violation of any of these rules, you will receive an infraction letter, followed by a hearing and a fine. So please help us keep the pool a great place to spend the summer!

Second Wednesday Luncheon

Wednesday, August 13 & Wednesday, September 10

The Second Wednesday Luncheon Group has met monthly since 1982 for food and friendship. Bring a dip, relish, salad, casserole, vegetable, dessert or drink. We'll pack up some of the food to deliver meals to our neighbors who are ill or house-bound. All are welcome.

Luncheon Details

Frequency: The 2nd Wednesday of each month @ noon

Where: Franciscan Terrace Clubhouse

Cost: \$.25 with item to share; \$3 without

Contact: Dottie Witter, 704.523.5002

Next Board Meeting: Mon., August 25

Get on the agenda by Thurs., Aug. 21

All homeowners in current standing on their HOA dues and the special assessment are encouraged to attend our monthly board meetings. They are the best way to know what is happening in your community and to express any concerns you may have.

Because this is a business meeting and because of time limitations, we cannot open the floor to discussion unless the item in question is on the agenda. Please contact [Home Realty](#) to have your issue added to the agenda. This must be done no later than **the Thursday before the meeting**.

To protect homeowners' confidentiality, there will be time devoted to discussing delinquencies and rule violations in which homeowners cannot participate, so you may be asked to step outside during this time.

Meeting Details

Frequency: 4th Monday of each month @ 6:30 p.m.

Agenda Deadline: The Thursday before the meeting

Where: Franciscan Terrace Clubhouse

Contact: [Home Realty](#), 704.332.1141

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