

# Franciscan Terrace Newsletter

F R A N C I S C A N   T E R R A C E   C O M M U N I T Y

**YOUR HOA  
BOARD**

**John Bertrand**  
president

**Deborah Hunter**  
vice president

**Linda Bradstreet**  
secretary

**Glenn Andrews**  
at-large

**Tabitha Carnes**  
at-large

**Have a complaint?**

**A complaint?**

**Is there an issue you  
want the board to  
address?**

**Contact  
Home Realty  
704.332.1141**

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**Summer is Here!  
A Few Pool Reminders**



**Do You Have a Pool Key Yet?** Mary Ann Pike in Building 2 has done a great job contacting residents and distributing keys. If you don't have your key yet, please contact Mary Ann or Home Realty. A **refundable** key deposit of \$25 is required. Checks must be made payable to Franciscan Terrace HOA.

**Guest Limit Reminder and Exceptions** – To minimize noise and overcrowding, the Association has limited the number of guests each resident has at the pool. **This limit includes your guests' guests, which are not allowed.** Violation of this rule will result in a \$100 fine for the first violation, followed by a

loss of pool privileges for the second violation. The board understands that there are times where you might have more than three guests. Therefore, exceptions will be made only if it is arranged in advance and only during the following times:

**Monday through Thursday: 8 a.m. - 2 p.m.**

**Friday: 8 a.m. – noon**

Preference will be given to residents who want to bring their immediate family (parents, children, grandchildren). You must submit your request for an exception *in writing* to the board at Franciscan Terrace HOA, c/o Home Realty & Management, P.O. Box 35144, Charlotte, NC 28235.

**Glass at Pool** – Please remember that glass is not allowed at the pool. This is a Health Department violation (NC Dept. of Environmental & Natural Resources T15A 18A.2500 safety provisions state that "pets and glass containers are prohibited and presence thereof are conditions for closing the pool"). Please use plastic containers (cups, dishes, Nalgene bottles) instead.

**Table Umbrellas**—We ask for your help in closing table umbrellas as you exit the pool. This will minimize damage in the event of a storm or strong winds. Thanks for your help!

**Summertime Noise**

School's out, the pool's open, and the days are longer, so the noise quotient in our community generally goes up. Please be considerate of your neighbors while at the pool and while driving through the parking lot. Loud mufflers, booming car stereos and boisterous conversation at the pool are all considered noise violations and could result in disciplinary action or a fine, so please pay attention to your noise level.



**Quorum Committee Forming  
Volunteers Needed!**

The board is forming a committee to change our bylaws involving the passage of items requiring a vote by homeowners, such as assessments or rental caps. Currently, the bylaws require a quorum of 75 percent of homeowners in order for any item to be passed. Given the high number of absentee homeowners, getting passage on important items is extremely difficult. Therefore, we would like to explore ways to change the quorum from 75 percent to 66.66 percent. If you'd like to serve on this committee, please contact Home Realty and a board member will be in touch with you.

VISIT US ONLINE!  
NEIGHBORHOODLINK.COM/  
CHARLOTTEE/FT

## FRANCISCAN TERRACE COMMUNITY

Home Realty & Management Co.  
P.O. Box 35144  
Charlotte, NC 28235  
704.332.1141

### U p c o m i n g   e v e n t s

#### 7/9 (Wed): Luncheon Group

**Where:** Clubhouse @ noon

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

**Contact:** Dottie Witter, 704.523.5002

**Details:** We have 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.

#### 7/20 (Sun) : Summer Social

**Where:** Clubhouse, 5-7 p.m.

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

**Organizers:** Sherry Griffin, Judy Fisher, Cody Starnes and Jan Bertrand

**Details:** Bring an hors d'oeuvre and pay only a quarter. More socials planned for the fall and holidays!

#### 7/28 (Mon): Board Meeting

**Where:** Clubhouse @ 6:30 p.m.

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

**Contact:** Home Realty, 704.332.1141

**Details:** All homeowners in current standing on their HOA dues and the special assessment are encouraged to attend. 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 the issue you would like addressed be added to the agenda. This must be done no later than **Thursday, July 24, 2008**. 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.

**We hope to see you at these events!**

### News and Notes

#### **We're on the Web! [Neighborhoodlink.com/charlotte/ft](http://Neighborhoodlink.com/charlotte/ft)**

Our community now has an online presence through Neighborhood Link. You'll find links to a community calendar, a bulletin board for you to post your ideas or questions, and an online version of our newsletter. Feel free to use the bulletin board to suggest contractors, home improvement ideas, or safety issues you'd like us all to be aware of.

#### **Clubhouse Rental**

Last month's newsletter incorrectly stated the fee for a non-owner to rent the clubhouse. It is \$100 for renters and \$50 for owners. Clubhouse rental does not include pool rental. Sherry Griffin is in charge of renting the clubhouse, as well as opening up and locking it after each event. Please contact her or Home Realty if you'd like to rent the clubhouse.

#### **Updates to Handbook**

Since its printing in May, three changes have been made to the handbook you should be made aware of:

- Motorcycles and mopeds are not allowed on the property
- Residents are limited to three guests at the pool unless they request an exception in writing (see "Pool Update" in this issue)
- As of June 22, 2008, only Charleston green, black or cream sliding patio doors are allowed. Any changing of patio doors must be requested and approved in writing by the Architecture & Appearance Committee.

We are working on having an online version of the entire handbook available, and we will keep you posted on our progress.

#### **Landscaping Update**

The Landscaping Committee is on hiatus during the hot

summer months, but it will be up and running in September. A printed copy of phase 2 of the master landscape plan was presented at the June board meeting. If you would like to help improve the curb appeal of our community by helping with landscaping projects, please contact Deborah Hunter.

#### **Farewell to Sue Morrison**

Many of you know Sue from her tireless efforts to beautify the landscaping of our community for the past five years. Last year, she moved to Tryon, NC to be near her daughters, and she passed away in May 2008. Our thoughts and prayers go out to her family and friends. She will be missed.

#### **Values Continue to Rise**

The real estate slump hasn't put a damper on values at Franciscan Terrace! Values continue to rise, with many homeowners seeing double-digit appreciation within the first year of ownership. Thanks to our great location, fastidious landscaping, and continued improvements made possible by the assessment, potential homeowners are discovering that Franciscan Terrace is an incredible value in the heart of Charlotte.

**ASSESSMENT ENDS ON  
4/1/09**



**NINE MONTHS TO GO!**