



**Arbor Croft HOA Newsletter  
November 2008**

**General**

**Happy Holidays Everyone!** We hope the holidays are safe, fun, and filled with family and friends! On that note, Arbor Croft will be holding its' Annual Tour of Homes on Saturday, December 6<sup>th</sup>, with a start time around 3-4 pm. For those of you who may be new to the neighborhood, this is a 'roving holiday party' where many of your neighbors open their houses and offer up food and drink. The walking tour begins at one house and continues to the next house until everyone is full and VERY happy. Anyway, it is a blast and is a great way to meet your neighbors! Kathy Zering is the point of contact for the party this year.

Kathy Zering will be reaching out to the hosts in the next couple of weeks to plan the overall schedule and she'll send that out prior to the party, but plan on a start time of around 3 or 4 pm .

If you haven't already responded to the emails regarding the party and if you can attend, please contact Kathy asap ([kathyzing@yahoo.com](mailto:kathyzing@yahoo.com) or 704-875-7152) so we can get an accurate count of attendees.

**Communications**

Don't forget we have a new website where we will post newsletters and various communications from time to time.

**The URL is:**

**<http://www.neighborhoodlink.com/huntersville/arborcroft/>**

This website allows all of us to communicate more effectively and more frequently. Please see the attached flyer describing our website. Currently, all past newsletters, new Architectural Forms and Procedures, Guidelines for Fences, Pre Approved Storm Doors, Bylaws and Covenants have been posted for your access. Committee pages have also been established. If you wish to update your email address at anytime please send an email to [arborcrofthoaboard@yahoo.com](mailto:arborcrofthoaboard@yahoo.com)

## **Board News**

We are in the process of preparing the 2009 budget. The 2008 expenses were close to projections in some areas and a little off in others, so some revisions will be warranted for next year. We should have plenty of funds to make it through the end of this year with some funds left over for next year. The budget and actual numbers for 2008 and budget numbers for 2009 will be reviewed at the Annual HOA Meeting. We will soon be sending out the 2009 budget along with the request for 2009 Annual Homeowner's Dues. We are also making plans for the Annual HOA meeting and more news will be forthcoming on that.

## **Landscape Committee**

Southern should be planting the new flowers soon, as they were requested a few weeks ago. If anyone would like to volunteer to decorate the entrance let Mimi Hancock know and we can get together and do something creative.

## **Architectural Committee**

### **NEWS FROM THE ARCHITECTURAL COMMITTEE**

Your Arbor Croft Architectural Committee continues to work on issues that affect our community.

The committee has reviewed several requests for changes in the neighborhood. The requests have mostly been for landscaping or small projects such as a deck.

Our main project during these early stages of HOA development has been developing a set of architectural guidelines. The guidelines will provide information to owners planning modifications and also serve as a reference for current and future members of the ARC. These guidelines are not meant to be all inclusive. Other issues will come along. Nor are the guidelines meant to be "The Law". They are, as they are named, guidelines.

Two of the first completed guidelines were attached to the September newsletter. One was about fences, the other on storm doors. When feasible, the ARC wants you to be able to proceed with a project without getting ARC approval prior to starting it. Obviously, that makes life easier for everyone. So, you may have noticed that the info regarding storm doors was titled "Preapproved". That simply means any homeowner may go to Lowe's any Saturday, buy a storm door which complies to the "Preapproved" guidelines, and install the door, without going through the request process. Now here comes the big question. Does that mean you cannot have a different style door? NO! It does not. But, if you want a different door, you need to go through the request and approval process. We will try to make other modifications "preapproved" as we continue to develop the guidelines. (Note that the fence info was titled "Guidelines", therefore prior approval is required.)

As we have all noticed, some of us have decorated for Halloween. Soon Thanksgiving, then Christmas will come rushing in, along with holiday displays of delight. Regarding holiday

décor, the guidelines are simple. No approval is required. Displays may go up 30 days prior to the holiday and are to be removed by 15 days after the holiday. The ARC reserves the right to request removal of any item(s) if there are complaints or if deemed offensive.

As the committee works through the development of guidelines, they will be available to you through the newsletter as well as the website. Work is getting underway on a neighborhood handbook also. The handbook will contain the guidelines plus loads of other information.

As always, you may contact us with any questions or comments. Thanks to all of you for everything you do to keep Arbor Croft looking good!

Charmaine 704-875-8102  
Troy 704-875-3752

Jean 704-947-2285  
Linda 704-947-2020

### **Development Updates**

As you might have noticed the streetlights in Phase I have been replaced and new Phase II streetlights have been installed. The total number of streetlights is now ten and hopefully that will be enough for the neighborhood. We do have an option of placing more streetlights in the future for a cost of \$360.00 per light fixture and an ongoing expense of \$ 8.80 per light per month.

We are still in touch about the paving situation, but it is not looking like this is going to get done prior to year end. If you have specific complaints regarding the paving in the alleyways, feel free to contact Sherwood directly with those issues.

### **Parking**

We would like to remind all residents in Phase I to please park on the correct side of the street and with the flow of traffic.