

What's Flowing in the Creek

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Welcome to the Issue 3 of *What's Flowing in the Creek*, Steele Creek's quarterly community newsletter.

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May 5, 2007 Association Meeting Notes

On May 5, 2007 the Steele Creek Homeowners Association held a special meeting at the Steele Creek Library. Agenda items included Street Lights, Annual HOA due increase, Community Watch concerns, Architectural Review concerns, Speeding and Parking within the community. Other concerns were also addressed and or brought to the attention of the Board of Directors. This edition of What's Flowing in the Creek will address most of the agenda items discussed at the meeting. A date has not been set for the next meeting. However, a notice will be sent in advance.

Streetlight Update

The Board of Directors is still working diligently to get our streetlights installed. Streetlights will increase our property values and make our community safer and more attractive to potential buyers. It was determined by Duke Power that our approximate cost to install streetlights in the first four phases of our community is \$50,540. This is 95 lights at \$532 per light. Because we do not have enough reserves in our Association account, the Board investigated various options to obtain the additional funds. The best option was to propose a one time special assessment of \$180 to each homeowner to pay that cost. As a convenience to homeowners, this cost would be broken down into two installments of \$90 each, 60 days apart. However, we must first have the

approval of 50% of the homeowners in support of the streetlights. During the last community meeting about 52 families out of 310 were present and voted with a majority in favor of the streetlight assessment. For those who were not present at the last meeting, someone may have visited your home over the last 2 months in effort to obtain your signature. We are almost finished collecting signatures, but need your help by returning your ballot today or by answering your door when neighborhood volunteers visit your home. Once we have enough signatures, the next step will be to collect the assessment. Once all the money is collected, Duke Power will begin installation within 3 months. We hope to see streetlights begin to go up before year end, but of course this will depend upon timely payment of the assessment by every homeowner.

Speeding Concerns Addressed

Our board has heard and addressed concerns regarding speeding within Steele Creek. As of this past week, speed limit signs have been placed in our neighborhood. The speed limit has been set at 25 mph which is the typical speed for neighborhoods in the city of

Charlotte. Please observe the limit or you could be fined or ticketed just as you would on any other city street for speeding. **Traffic violators can be reported by calling the CMPD Traffic Hotline at 704-432-2120.** The board is also taking the necessary steps

to have **Speed Humps and "Slow, Children at Play" signs** installed in the near future. Once approved, these will be strategically be placed in high speed areas in effort to slow down speeders. It is our goal to have a community with safe streets.

Did You Know?



BEFORE DIGGING IN YOUR YARD, you are **required** by state law to call the One Call Center at 1-800-632-4949, two days in advance. This free service will locate all underground utilities for you so you don't accidentally damage them causing loss of service for yourself and possibly your neighbors.



RECYCLE BINS that have been damaged or lost can easily be replaced for free by visiting the Steele Creek Library.



GARBAGE CARTS must be removed from the curb and out of sight on the **day of collection**. This is now being monitored and fines will be assessed by the HOA.

NO SOLICITATION

Have you noticed the NO SOLICITATION signs at the front entrance to Steele Creek? We are hopeful these signs will stop solicitors from entering our community. However, if someone still comes to your door trying to sell you something you don't want, simply remind them that Steele Creek prohibits solicitation and advise them the No Solicitation signage is clearly displayed at our front entrance.

HOA DUES PAST DUE

Attention Homeowners! Steele Creek Association dues are now severely past due. If your association dues have not been paid, action will be taken. While most homeowners have responsibly paid on time, too many homeowners have not been paying dues and this will stop. Those who do not respond to additional notices from Hawthorne Management will not only accrue late fees, but also additional legal fees. The association must recover the

attorney's fees from you and they will not be waived. Therefore **DO NOT IGNORE the HOA due notices. Ultimately the association may place a lien on the property or foreclose on it.** If you have any questions about your account or need to arrange a special schedule for payments, please contact Kelly Parker at Hawthorne Mgmt. 704-377-0114.

MISCELLANEOUS

****Street parking** is a big problem within the community. It's becoming more difficult for cars to pass with multiple cars parked on both sides of our streets. Residents, please be considerate and use all available space in your driveways. Also encourage your guests to use available space in your driveway. Parking on lawns and curbs violates city ordinance

and your vehicle may be towed.

****Maintenance** of the landscaping around the wooden fence on Cades Cove and the common area on Steele Meadow are being addressed.

****Please** be on the lookout for and **REPORT SUSPICIOUS ACTIVITY TO THE POLICE.**

HOME IMPROVEMENTS

With summer time often comes home improvement projects. At Steele Creek, we love improvements that will add to value of residents' homes and our community. However, certain structural improvements **require** prior review by the Architectural Review Board beforehand. Please ensure you are requesting approval before making such changes. The guidelines and necessary forms are on the Steele Creek website. You may also email the Architectural Review Board or call Hawthorne Mgmt. with your questions. See contacts on pg.4

Farmers Market

The Town of Ayrley began hosting the local Steele Creek Farmer's Market on Saturday, May 19 and will continue throughout the summer. The market is open from 8 a.m. to 1 p.m. every Saturday and features fresh flowers, fruits, vegetables, and other locally-grown produce. Ayrley is located near at the corner of S. Tryon and the I-485 Beltway. Ayrley features a mixture of retail shops, businesses, and housing.

Are You Bilingual ?

Steele Creek residents come from diverse backgrounds. We want to ensure all residents receive and understand neighborhood communications. If you would like to volunteer to translate at HOA meetings or publish a non-English version of the newsletter, please email the Board members on page 4.

NATIONAL NIGHT OUT



POLICE-COMMUNITY PARTNERSHIPS

Saturday August 11th, 6-8pm

In the empty lot near the entrance Steele Creek.

Come meet your neighbors and show your support for a crime free community at the first Steele Creek Night Out.

Sponsored by the Charlotte Mecklenburg Police Department and the Steele Creek community watch. Special appearances by the CMPD and Fire Department.

National Night Out is designed to:

- Heighten crime and drug prevention awareness
- Generate support for, and participation in, local anticrime programs
- Strengthen neighborhood spirit and police-community partnerships
- Send a message to criminals letting them know that neighborhoods are organized and fighting back



FREE FOOD



Fresh grilled hot dogs, chips, tea and lemonade.

Expect a few surprises too.

Feel free to bring your own favorite desert if you want.

ALL STEELE CREEK RESIDENTS ARE WELCOME!



CONTACTS

Board of Directors

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Community Watch

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Social Committee

Shay Jenkins
Events@steelecreekhoa.org

Steele Creek is now on
the web. Visit us at
<http://steelecreekhoa.org>

ATTENTION RENTERS!

Please be aware that when you sign your lease agreement, **you become legally and contractually required to follow the same rules and guidelines set by the Steele Creek Governing documents as the homeowners.** If you violate these rules, your landlord will be fined. In turn, your landlord may pass those fines off to you or worse, threaten eviction. Please ask your landlord for a copy of the **Declaration of Covenants** and carefully read them. You may also view/print the Declaration of Covenants from the Steele Creek Associate website at <http://steelecreekhoa.org>. If you have questions, you may contact our property manager Hawthorne Management at 704-377-0114.

Note: The HOA carefully monitors renters to ensure the community rules are being followed. If renters repeatedly break the rules or commit acts that devalue our property or threaten the safety of our homeowners, steps will be taken to have those renters removed from Steele Creek.

FOR SALE SIGNAGE

Residents, we do realize this is the time of year for home sales, garage sales, etc. However, please remember that the Declaration of Covenants require that signs advertising such sales must be placed **ONLY in your yard.** Signage placed on stop signs, trees, street corners, and at the neighborhood entrance, etc. is **unsightly, violates city ordinance, and is PROHIBITED by our Covenants.** **These signs will be removed by the Association** upon sight and you may be sent a letter or even fined for repeated offenses. If you are selling your home, please be sure to communicate this to your real estate agent so not to waste their time or cost you money. **Note:** advertisement space for your classifieds or home business is available on the website. Contact the News committee for details.

A TASTE OF SOUTHWEST CHARLOTTE

The Southwest Middle School PTSA is hosting **"A TASTE OF SOUTHWEST CHARLOTTE"** on August 18, 2007 from 10am-6pm. This is an excellent opportunity for all our neighbors to partner with Southwest Middle to enforce their commitment to education. The event is scheduled a week before school starts and will consist of area food vendors, arts and craft vendors, a farmer's market, live cooking demonstrations, raffles, a silent auction, and a kiddie area, all with free admission and free parking. Southwest Middle is located behind the Steele Creek public library at 13624 Steele Creek road.

Important Governing Documents

Do you have your copy of the By-laws, Declaration of Covenants, and Architectural Review Form? The Bylaws and Declarations describe the rules and guidelines that all Steele Creek residents must adhere to as well as fines and penalties that may be imposed for violation. They also outline the duties and responsibilities of the Home

Owners Association and its Board of Directors. These documents can be downloaded from Steele Creek's website at

<http://steelecreekhoa.org>

Click on Downloads to view and print your copy of these important documents.

