



Glenridge Homeowners Association of North Carolina, Inc.

**c/o Cedar Management Group, LLC
PO Box 26844, Charlotte, NC 28221**

Phone: 704-644-8808 / Fax: 704-509-2429

On the web at: www.GlenridgeHOA.org

March 2, 2017:

To: All Glenridge Homeowners (Class I, Class II, Townhomes and Renters):

From: Glenridge HOA Board

Hello Neighbors!

FOR UP TO THE MINUTE UPDATES AND IMPORTANT NOTICES, PLEASE DOWNLOAD THE “NEXTDOOR” APP ON YOUR CELLULAR PHONE AND JOIN THE COMMUNITY “GLENRIDGE/HERITAGE/OAKHURST.”

ARC GUIDELINES AND COVENANTS

Please note that we live in a Deed Restricted Community and ALL exterior changes to your properties must be approved by the ARC and the Board. Our governing documents, including ARC may be found at www.glenridgehoa.org under the “Homeowner’s” section. Architectural Change request forms may also be found on this site.

On a drive through of the community at the end of 2016, Cedar Management noted that MANY homes are not adhering to our Covenants and Architectural Guidelines with respect to Trash Cans per below. **Effective January, 2017 violation notices will begin to be sent to homes not adhering to these guidelines.**

15.4 Garbage/Recyclables

15.4.1 All garbage and recycle bins should be screened from view of the street when being stored including side streets for corner lots.

15.4.2 A screening barrier may be deployed subject to the approval of the ARC.

15.4.3 Garbage containers cannot be placed at the street before 7pm the evening prior to the collection day and should be removed from street by 7 pm on the collection day.

Cedar Management sends representatives through the community one time per month to enforce our deed restrictions. To ensure you are not cited for not adhering to our Community Covenants and Architectural Review Guidelines, below please find a list of common violations:

- Tall grass and/or weeds
- Unpruned and kept bushes/trees
- Mold on siding
- Unkempt property with debris, toys and trash left out overnight
- **Trash cans being left out, or not screened from view**
- Broken blinds
- **Unkempt mailboxes and mailbox numbers faded**
- Pressure washing
- Paint

PAINT GUIDELINES AND HARDEE PLANK HOMES AND SHINGLES

When submitting an ARC request form for exterior paint, please submit a swatch and paint color number. The following guidelines should assist with a quick response on paint requests:

1. All exterior trim must be WHITE
2. It is HIGHLY recommended that Hardeep plank homes (approximately the first 100 homes built in Glenridge have these) be painted in a lighter to medium shades as darker colors will fade unevenly and quickly (due to sun damage) and require the homes to be repainted more frequently.
3. All original homes in Glenridge have Cedar Shake shingles. The intent was for these shingles to remain of a natural wood tone and therefore care should be taken to utilize an “earth tone or natural wood tone” to stay in keeping with the original conceptual for the community. It is best to paint with a semi-transparent stain so the original wood grain comes through. There are many homes that have done an incredible job with their cedar shake shingles, and a walk through the community prior to making your decision is highly recommended.
4. Cedar Shake shingles SHALL NOT be painted the same paint color as the home, but SHALL remain as originally intended.

CANKERWORMS TREATMENT

Cankerworms

There are both Fall and Spring Cankerworms, which are often called inchworms or loopers. Cankerworms are easily identified because they only have feet at their front and rear, and they move by moving their rear portion forward in an arching motion. The cankerworms eat tree leaves for about five weeks, during the summer. Repeated defoliation on a mature tree severely weakens the tree to the point it may die or it becomes more susceptible to another fatal disease.

Recommended Control Steps

At the first sign of cankerworms, spray the tree with [Garden Insect Spray with Spinosad](#) or [Bug Buster Pyrethrin Insect Spray](#), and repeat the spray every two to three weeks until the feeding period has ended. In the fall, remove any visible egg nests or spray them with [Horticultural Oil Insect Spray](#). In the spring place a sticky [TreeHelp Bug Band](#) on the trunk of the tree to prevent the cankerworm from migrating from the ground up towards the tree’s leaves.

In the early spring, treat trees that are too tall to spray with [Once-A-Year Insecticidal Drench w/Merit](#), to provide insect protection throughout the growing season.

COMMUNITY GARAGE SALE

Several residents have requested a Community Garage Sale. If you would like to participate in this garage sale, please note the following details:

Garage Sale
Saturday, March 26, 2017
Times: 8am-12pm

Rain Date:
Sunday, March 27, 2017
Times 8am-12pm

The board will advertise the garage sale on the Next Door application. Please feel free to utilize any connections you have to advertise through other means.

GREENWAY UPDATE – BY JOHN DEKEMPER AT TOWN OF CORNELIUS

Please see below a map showing Caldwell Station Creek Greenway and the neighborhood entrance off Glenmeade Road we discussed. The trail is still under construction but will officially open May 13th.



We would like to extend an invitation to the entire neighborhood to join us for the dedication which will be held from 8:30 to noon at the Highway 115 trail entrance. Details about all of the dedication events (including the ribbon cutting ceremony, the 2.6 mile race and the bike expo) will be forthcoming on our web site:

<http://www.cornelius.org/103/Parks-Arts-Recreation-Culture>

Also, below is a link to an article in this month's Currents Magazine that talks about the greenway and other trails suitable for dog walking throughout our community.

https://issuu.com/lakenormancurrents/docs/lake_norman_currents_march_2017?e=27317027/44994623

PICNIC AREA ON MEADOW CROSSING

Your Board is currently soliciting quotes for clean-up of the picnic area, to include removal of leaves and mulching of this area.

MEETING DATES – FYI

Your Board currently meets monthly on the Fourth Thursday of each month, with locations determined based on the need for meeting space due to hearings.

As you all know, it is imperative to the state of Glenridge as a premier community to have a fully staffed, engaged and diverse Board of Directors. To that end, please see below information regarding our annual meeting and need for a Nominations Committee:

The Annual Meeting will be coming up, per our documents on the Third Monday of May at 7pm.

ANNUAL MEETING
MONDAY, MAY 15, 2017
TBD – AS CORNELIUS TOWN HALL IS NOT AVAILABLE
7PM

Per our documents, a Nominations Committee shall be created consisting of a Chairman, who shall be a member of the Board of Directors, and two or more other persons who are members of the Association. The Board will need to fill TWO (2) seats for Two Year Terms. If you would like to serve on this committee and/or would be interested in running for a position on the Glenridge Board of Directors, please contact us at board-directors@glenridgehoa.org.

POOL KEY FOBS

If you have not yet picked up your Key Fob, which every Townhome and Class II home is entitled to, regardless of payment of fees, please contact Bob Fabros, Board Member and Chairman of the Pool Operations Advisory Committee by email at bfabros8@gmail.com.

GLENRIDGE BEAUTIFICATION COMMITTEE

We would like to create a GBC – Glenridge Beautification Committee – that can assist with “pretty” work (like landscaping, signage, performing walk-through reviews of our pool, gazebo and common areas, and make recommendations to the Board). If you are a community walker or dog walker from *Townhomes or Single*

Family Homes, we'd love to have you on this committee. Please email us at board-directors@glenridgehoa.org for more information.

REMINDERS & UPDATED EMAILS FOR PROPERTY MANAGERS

- 1) **STAY UPDATED** - Continue to monitor our website and your emails for important news updates.
- 2) **GET EMAILS UPDATED** - If everyone can commit to updating your email address and getting the name and email addresses for each of your next door neighbors (**HOMEOWNERS, TOWNHOMES AND RENTERS**), we can ensure we have a great line of communication! Single Family Home email addresses can be emailed to Matt Platarote at support@mycmg.com and for Townhomes to Danielle Bronstein at Danielle@csiproperties.com.
- 3) **SPREAD THE WORD** – Make a copy of this update for homeowners you know don't make it a point to stay updated and hand it to them.
- 4) **PAY YOUR DUES – LATE NOTICES WILL BE APPEARING FOR THOSE WHO HAVE NOT MADE THEIR PAYMENTS BY FEBRUARY 28TH, 2017.** If you have not paid your homeowner's association dues now is the time to get caught up so our HOA can remain in a good financial position. The Board has a responsibility to collect these dues, including imposing Liens where necessary if our hands are tied. So please make sure you have paid what you committed to paying when you agreed to purchase a home in a deed-restricted community with an HOA. Thanks in advance.

Your new board remains committed to ensuring regular open updates for our community through all means possible (website, email and postings at common areas). To ensure you are receiving these community updates, again, please send an email to support@mycmg.com (for Class I & Class II homeowners and renters) and Danielle Bronstein (Townhomes) at Danielle@csiproperties.com. To email your new Board, you can reach us at board-directors@glenridgehoa.org.

We look forward to hearing from you!

Tish Dietrich – President
Richard Barnette – Secretary

David Gowe – Vice President/ARC Chair
Bob Fabros – POAC Chair