

Summerwood HOA Newsletter

Fall 2022 / 3rd Edition

NOTES FROM YOUR BOARD OF DIRECTORS

Hello Summerwood. Hope you are enjoying the beautiful & cold fall weather.

2023 ANNUAL HOA MEETING



The annual HOA Board Meeting will be held from 6-8pm on Thursday, January 19, 2023, in the Fellowship Room at Blair Road United Methodist Church (9135 Blair Road Mint Hill). At the meeting, three (3) new board members will be elected for two (2) year terms. Please see the enclosed nomination form and consider serving on the neighborhood board. More information about the meeting will be sent in early January.

Please note - there will be no open HOA Board meeting in December. The board will meet in executive session to complete the 2023 budget, finalize pool repairs, and prepare for the transition of members.

Proposed Industrial Park near Summerwood –

The Mint Hill Board of Commissioners voted (4-1) in favor of adopting the new future land use plan which designates property near Summerwood as General Industrial. The HOA Board will continue to monitor for the filing of specific projects on these parcels and advise the community. We are anticipating a filing for a proposed Amazon/Wal-Mart type warehouse facility at the corner of Connell and Blair Roads. Please stay informed and contact the Commissioners with your concerns. Residents are encouraged to contact the Town of Mint Hill to be placed on the “Sunshine List” to receive email notifications of all Commission items. 704-545-9726.

The Town calendar is available at www.minthill.com/calendar.php

https://www.minthill.com/government/mayor_and_commissioners/index.php

Town of Mint Hill Board of Commissioners -

- Dale Dalton – 704-506-7773
- Patrick Holton – 704-904-8667
- Twanna Henderson – 704-684-4586
- Terry Long – 704-589-4196
- Brad Simmons, Mayor – 704-579-2977

ACC Reminders



How Do You Submit a Request?

If you have not done so already, please REGISTER for your VINE account using the instructions and LOG IN to your VINE account. Once logged in, go to: "Create A Request" on the front page, "Submit New" -> "Architectural Change Request" and follow the instructions for the particular type of modification you would like to apply for.

*** All applications must include a copy of the property survey showing the location and size of the proposed project.**

*** There is no fee charged to the homeowner for the ACC application.**

When Should You Submit an ACC Application?

ACC applications must be submitted BEFORE a project is started.

How Do You Receive Approval?

You will receive the finalized decision response via the email you use to log into Vine. It will also always be available on your VINE Account.

Which Renovations Need HOA Approval?

Homeowners must seek HOA approval for any permanent or semi-permanent renovations affecting the exterior of their home or lot, such as:

Certain Tree Removal/Addition	Gazebos
Fence	Recreational Equipment
New Paint Colors	Pools
Large scale landscaping projects	Solar Panels
Roofs & Driveways	Sheds

Homeowners typically do not need HOA approval for the following:

Interior updates

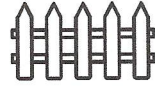
Repairs that will restore the exterior to its original condition

Updates of the same color/type that are currently in place (example: repainting shutters)

Common areas update



The transition to Bermuda is about 70% complete with broad leaf and weed applications taking place this winter, followed by aeration in the spring. The full transition should be achieved and most visible next spring and summer.



New fencing has been installed on Raven Top and a pet waste station will be added by the end of the month.

Another waste station will also be installed on Raven Top near the Minnie Lemmond entrance. Landscaping and painting of the fencing will be completed in the spring.



Speed Limit Petition

Speeding and stop sign running continue to be issues in Summerwood. The HOA Board has added speed limit signs throughout the community and would like to now formally petition the Town to reduce the speed limit from 35 mph to 25 mph and increase police enforcement. Homeowners will receive an email to sign the petition via Google Forms in the next 10 days. Please be on the lookout so you can participate in communicating this important matter to local leaders. Residents are also encouraged to contact the Mint Hill Police Department to document their concerns and request police assistance with the speeding in the neighborhood.



Developer Update

The Developer is working with the Town to complete the final punch list items before the development bonds are released. All road paving has been completed and the remaining work is on drainage outfalls throughout the community. Please contact Whitney (wmontoya@mycmg.com) with any questions or concerns.



Mark Your Calendar for these upcoming neighborhood events:

Coats of Many Colors Coat Drive – through November 19th.

See more information below.

Summerwood Holiday Party -

Sunday, December 11th. *More details to come.*



The Board of Directors would like to notify and remind residents of

CCR language regarding neighborhood pets.

7.08 Pets No owner or resident may have any animal off leash while on the common areas of the neighborhood. Any animal that has bitten an animal or person within the community must be muzzled at all times when off property. Any violation of this section is subject to HOA policy enforcement including monetary fines and requiring the animal to be permanently removed from the community.

Please always keep your dog on a leash when off your property. If you have a dog that can be aggressive towards other dogs or people, please be considerate and muzzle the dog for safety.

The Cross family with support from Independence High School presents
COATS OF MANY COLORS
Coat Drive
Donation deadline:
November 19
For more information:
crossfamily@crosshaircollective.com
The goal is to collect 1000+ new or gently used coats, hats and gloves for the local homeless veteran population and their families.
Thank You for Your Donation!
Please Donate
A New or Unused Coat to Help Local Homeless Veterans to Keep Them Warm.
Scan For Dropoff Info

Check out the Summerwood website at www.summerwood.info to find information about the community.

- Questions, comments, or concerns about the neighborhood? Please contact the HOA Board of Directors through our community manager, Whitney Montoya, at wmontoya@mycmg.com.

Board of Directors

Traci Frier, President (*ACC Liaison*)

Matt Mason, Vice President (*Swim Team Liaison*)

Michael Kafka, Treasurer (*Landscaping Committee Liaison*)

Wendy Ladd, Secretary (*Social Committee Liaison*)

Summerwood Homeowners Association, Inc.

Nomination Form for Board of Directors

Name: _____

Address: _____

Other Contact Information:

Occupation: _____

Education: _____

Experience on a Board or Other Service Organization:

Reason you would like to serve on the Board of Directors:

Please return this form to wmontoya@mycmg.com or to the address below via USPS mail or fax no later than January 19, 2023. All nomination information received by 5PM on January 12, 2023 will be sent to homeowners for review.

Summerwood - Board of Directors Nomination Form

Care of Cedar Management Group

PO Box 26844

Charlotte, NC 28221

Fax: 704-509-2429