



The Cedarfield Sun

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C1 & C2 Neighbors Come On By For



Holiday Photo Ops with photographer Erin Brown



Visiting with Santa and Mrs. Claus – let them know your wishes and if you’ve been nice or naughty!



Holiday Treats Cake Walk – like musical chairs but with musical snowflakes. Bring a holiday goody to add to the cake walk table of yumminess. Be sure your goodies are labeled as to what they are and in a to-go container, plastic wrap, or bag



Holiday Songs Sing-a-Long



Holiday Attire Strut Your Stuff – this is not a contest, just an opportunity to show your holiday spirit through whatever awesome attire you want to flaunt.



Snow Globe and Obstacle Course Inflatables



Donuts I Love You truck – yum yum!



Holiday Crafters and Artisans Market – for neighbors with crafting or artisan talents and wares to sell. Bring your own table and other setup.

Please contribute to our newsletter!
Have a story idea?
Have a point of interest?
Email us at cedarfield-sun@gmail.com with any information or questions.
Our deadline is Dec 22nd



Neighborly Note – We welcome you no matter the type of holiday you celebrate!



Calling for volunteers to join the C1 Social Committee! The committee plans events for adults and children for:

- Christmas
- Halloween
- Easter
- Back to School, and let's not forget our adults' only pool party!

It's a great way to get to know your community. If you like planning events, if you are organized and like making lists, if you are creative or if you are NONE of those things but just love being a part of a team doing fun things, please contact Margaret at mmd5772@yahoo.com



**Where
are you?**

**“Wishing You All a
Warm and Wonderful
Holiday.
May You Have a
Blessed Hanukkah and
New Year!”**



November 28th through December 6



C2 Holiday Spirit in the 'Hood
Got decorations? Lights? Creativity?
Put them on display for the neighborhood
holiday spirit showcase. Prizes awarded!
Submit entries with your address to
socialcommittee@cedarfieldii.com by December 19th
Winners announced by December 24th

CEDARFIELD PARK PEEPS

You currently have 2 HOA Board members. JUST 2! Do you think you could help?

What does it require? One meeting per month that lasts about an hour. Maybe a few email questions from homeowners and residents during the month. Someone who will keep the minutes. Someone who helps with the treasury, etc... It's a rewarding experience and will help to keep our community an amazing place to call home.

Please contact one of your board members (Listed on last page) right away if you think you might be one of the folks they've been hoping for!

Cedarfield Services

LICENSED MASSAGE THERAPIST with home studio in Cedarfield offering deep tissue, relaxation & custom combination massage. Also ashatsu, pregnancy, reflexology & hot stone. Below spa rates. 30-120 min sessions available. See my website www.arianazraime.com for rates/hours. 14 years experience—by Appt. only.

Ariana@ 704-502-8846 or ari.raime@yahoo.com See my AD on Page 14!!!

C2 RESIDENT WITH PICKUP TRUCK will do light to medium hauling and demolition for you. Yard wastes, garage clutter, scrap metal, furniture, mulch delivery, etc. Please **contact Bill Lech at 704-875-9050**. Thank you!

PET SITTING Want an adult taking care of your animals and house while you are away? Available on short notice. Includes walking, feeding and playing. Will take care of any duties necessary while you are gone. (mail, trash, plants, etc.). **CALL Ingrid at 704-957-6843. References Available.**

PET SITTER Do you want your pets and house to be cared for while you are away by a responsible adult? My name is **Taylor Mialik** and for \$15-\$25 a visit I will stop by to feed your pets, administer any medications, take your dog on walks if needed, collect mail and water any plants. I offer lots of experience from working at boarding facilities and caring for my own 5 animals. I currently work at Long Animal Hospital in Charlotte as a vet tech. **I can be reached at 704-609-6997 or emailed at tmialik@yahoo.com**. Feel free to contact me for prices and to set up a time for me to stop by and meet you and your pets.

WANTED old barn wood and reclaimed lumber. I reconstruct these items into rustic furniture and accessories. I will salvage and haul away. I also do custom work. Please **call me at 704-942-7632. Pete Young. C2 resident. Thanks**

PRESSURE WASHING, CARPET CLEANING & MORE! Cedarfield Resident. 10% off when you mention this ad!
www.carolinacleaningpros.com (980)406-1807 Call Me Today!

JUICE PLUS+/TOWER GARDEN Helping families get healthier with whole food nutrition. With one simple change kids and families get more fruits and veggies into their daily diet for a healthier lifestyle and improved quality of life. Ask me how **KIDS EAT FREE!** **Holly O'Connell 407-924-1695 www.holly2.juiceplus.com**

HOME CHILDCARE Loving educational environment with ages infant—12 years; homework help/preschool curriculum with reasonable rate; plenty of references; **contact Debbie 704-571-1481 debdehart@bellsouth.net for an appt.**

BABYSITTER My name is Lauren Swift and I live in Cedarfield 2. I am a sophomore at UNCC and trying to earn money to help out. I am available to **pet sit, baby sit or house sit**. I have my own transportation and can provide references upon request. **If interested text or call me at (207)604-2865 or email me at lswift1@uncc.edu**.

RODAN + FIELDS PREMIUM SKIN CARE Wrinkles? Acne? Sun Damage? Redness? Irritation? Baggy eyes? Let's get your **FREE** skin consultation underway! I am an executive Consultant for R+F and ready to talk to you about your skincare needs so you can love the skin you're in! ALL products come with a 60-day, empty bottle, money back guarantee! Our multi-med therapy regimens are clinically proven to get you results. Message me to get started and to find out how you can save 10-25% on these premium products AND get free shipping!
Email: kellybotts@gmail.com Business site: <https://kbotts.myrandf.com>.

HANDWRITING TUTORING Ages Pre-K to high school in your home or Huntersville library. If handwriting is frustrating your child, or if poor or slow handwriting is holding them back from better grades I can help. Experienced and licensed Occupational Therapist with 14+ years in a school district, private clinic and local HeadStart program. Affordable rates for 30-60 minutes sessions. **Please call for further information: (561)386-4157 or whisperbell@yahoo.com**. I am a resident of C2.

NEED A PROFESSIONAL/EXECUTIVE RESUME, COVER LETTER, LINKEDIN PROFILE? AWA! trained, write for top internet brands. Written to pass Applicant Tracking Systems. Packages start under \$100.00. Please email your needs, I'll send you a customize rate.
Email: bpatz1@gmail.com

LEGAL SERVICES—REMINGTON & DIXON, PLLC Our firm handles a variety of legal matters, including traffic tickets, criminal defense, professional license defense family law, personal injury and notary services. Mention this ad for a Cedarfield neighborhood discount! Many of these cases can be handled without having to come into our office. **Phone: 704.817.90502 Email: info@remingtondixon.com Website: www.remingtondixon.com**

PHOTOGRAPHER/VIDEOGRAPHER Melanie Lech Multimedia—Product photography services for small businesses, event coverage, and more. Has worked with start-ups and names like boy Scouts and Roush Fenway Racing. See samples at www.instagram.com/MelanieLechMultimedia! **Contact Lechmc1@gmail.com or (704) 996-2341.**



We're Not Just Realtors... We're Also Your Neighbors!



**Ryan & Jessica
Wilson**

info@soldbyteamwilson.com

704-361-7800

Who better to market and sell your home than someone who knows your neighborhood the best!

We have **sold over 30 homes in Cedarfield** and know the market well! As Cedarfield homeowners, we can assure you that we are fully vested in making sure your home not only sells quickly, but for top dollar!

Call us anytime for a property analysis or to answer any questions. You'll be guaranteed a prompt response, valuable insight, and hometown service!



COMPLETE TREE SERVICE

Wayne Smith
Owner



Stump Grinders

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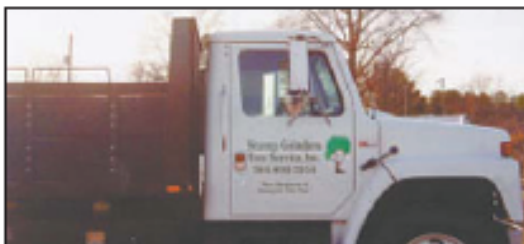
OUR BUSINESS IS GOING TO THE TOP

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December 2021

Sun Mon Tue Wed Thu Fri Sat

			1	2	3	4
5	6	7	8 C1 BOD	9	10	11 Winterfest
12	13	14 	15	16	17	18
19	20	21	22 Sun Deadline 	23	24	25
26	27	28 	29	30	31	

YOUNG ENTREPRENEURS

Babysitter/Pet sitter: I am a responsible 18 year old

Junior at Lake Norman Charter who wants to babysit your kids or take care of your pets! I have my own transportation and will provide references. Call Caroline at [704-651-2773](tel:704-651-2773)

MOTHER'S HELPER or Pet Sitting: My name is Grace Castillo and I am an experienced mother's helper, pet sitter and house sitter. I come from a family of entrepreneurs; my brother Alec had a car detailing job. I live in the neighborhood my entire life and am a rising 8th grader. I love children and pets. [Please text me at 704-956-5702](tel:704-956-5702) for availability.

LAWNCARE: My name is David Lockwood and I am 18 years old. I have lived in Cedarfield my entire life.. I have a lawn care business. I have all the equipment. I can mow, edge, blow, etc. Free estimates! Great references. Please call me at [\(704\) 787-3532](tel:704-787-3532) or [\(704\) 560-9500](tel:704-560-9500).

Pet sitting

In-Home pet sitting, Dog Walking and homemade dog treats. All natural home made semi-soft dog treats \$5 for bag of 15. Petting sitting fees: \$10 per day fenced, \$12 per day leashed. \$10 for a 20

minute walk + \$5 for each additional dog.

Call, text or email Gia for your pet sitting needs TODAY!! [Gia Dipace](mailto:Gia.Dipace@gmail.com) 704-387-4595 gia.dipace@gmail.com
Great! They are so excited to be included! Thanks.

BABYSITTING

My name is Evelyn Carroll. I am a rising 9th grader and have lived in Cedarfield my whole life! I am a big sister and love children! \$10/ Hr (plus \$2 extra for each additional child). Please call me for your babysitting needs: **980-248-0625**

DOG WALKING & PET SITTING

My name is Miriam "Mimi" Carroll and I'm a rising 8th grader at Langtree Charter Academy. I love pets and would love to give your pets some TLC. Also, we have a fenced in yard for daily and overnight pet sitting. Walking Rates: \$8 for 30 Min (1 Dog) or \$12 for 30 Min (2 dogs). Email: MiriamLovesDogs25@gmail.com



ARC Approval is **Required** before painting your home, installing a fence, building a shed, or making additions to your home. Please don't skip this step!

It is an important one!

Important Reminders to our homeowners & renters in Cedarfield:

- ⇒ Maintain your yard, plantings, shrubs and grass. Edge your lawn and driveway please.
- ⇒ No parking of Campers, Trailers, Boats or mobile homes on your property or driveway.
- ⇒ No parking of commercial vehicles
- ⇒ No livestock, farm animals or poultry allowed in Cedarfield
- ⇒ No above ground pools

Wondering about other rules in our community. Check out our BY-LAWS & DECLARATIONS OF COVENANTS CONDITIONS AND RESTRICTIONS [here](#) for C2 Or [here](#) for C1 and [here](#) for Cedarfield Park

Need Architectural approval? USE THESE FORMS!

Cedarfield Plantation

Cedarfield 2

Cedarfield Park



HOA MEETING MINUTES

November 10, 2021

Call Meeting to Order at: 7:05pm

Roll Call: Jerry Goedert, Doug Schultz, Bob Creighton, Catherine Smith, Naomi Bourque, Sue Patrick

Committee Chairs: Leslie Kepler, Dan Lantz

Homeowner: Christie Fisher, Ryan Dame

October Minutes: approved

OFFICER REPORTS

- President's report: Poolhouse renovation is going well and is within \$50K total budget. C2 website maintenance person is resigning, 2 volunteers came forward from a FB post and one will take over the website soon. Must figure out how to put website annual fees on a prepaid debit card for the next person.
- Treasurer's report: expenses have decreased, received a \$3500 legal fee reimbursement relating to foreclosure sale of a property. Not a lot of profit coming in this time of year, but in December we start collecting assessments again. \$15K has been paid towards the pool renovations out of the Pool Reserves funds.

COMMITTEE REPORTS

- Landscaping: Board needs line by line comparison of the new landscaping proposals to the current landscaping contract to make sure we know we will get the same coverage of services. Dan will email the Board and will schedule a call to discuss final options.
- Welcome: need a new chair next year
- Social: WinterFest 12/11 from 2-5pm at C1 lawn with Santa & Mrs. Claus scheduled and Donuts I love you food truck, plus other fun activities
- Pool: Waiting on quotes for the two repairs needed for the pool before opening next season
- ARC: No requests in October. How should we deal with issues of homeowners violating ARC rules? Board needs to review homes in violation of ARC rules, check against ARC Committee records and determine if past ARC Committee approved or denied (or were never asked) for the changes to the homes in violation.

UNFINISHED/OLD BUSINESS

- CCR changes ballot: The board debriefed about the last vote and discussed several ways to make voting easier and to be more informative about changes including potentially doing only the rental section by itself. Rental restrictions are the most important and if we isolate that one restriction request, the neighborhood may act more quickly/efficiently.
- Increase in annual assessments: letter to homeowners going out soon

NEW BUSINESS

- Ryan Dame: C2 website maintenance volunteer; will assist on doing the CCR changes voting online for next round of voting- i.e. form via email or PDF with Adobe Acrobat or an online form that merges with PDF. \$420 per year allocated for the website maintenance.
- Annual Meeting: Plan to postpone until spring sometime (likely March) and hold it in the pool parking lot outdoors due to Covid concerns.
- Issue with home on Stratton Farms owned by Invitation Homes: 5 dogs (in violation of lease) who jump the fence. Sue Patrick is in touch with the attorney for Invitation Homes. Trying to address the issue and will keep Board informed of progress.

CEDARFIELD PLANTATION HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES – REGULAR SESSION
Date: Tuesday, November 9, 2021

Location: CMG

Board Attendees: Heather Bankert (via phone), Pat Beare, Margaret Doherty, Brian Summers, Julie Taylor

CMG Attendee: Tracey Wilson

Approved October minutes

Financial Report

- Operating account: \$113,670; AR: \$12,330; Reserves: \$70,106

Committee Reports

Social

Winterfest: December 11, 3-5pm

Still need Social Committee volunteers and Christmas Lights volunteers

Landscaping

Survey of HOA property that borders HO property, particularly on Stratton Farm, pending additional research

Nets have been added to protect plantings on islands

sod installation at new trees on SF has been postponed until Spring due to winterization of the irrigation system within the next 2 weeks.

Gate lock at pond has been modified to ensure easy access.

Sink hole in corner of landscape bed near storm water drain (Cedar Fall Dr) – Town Public Works Division has been contacted to investigate; WO open

Kiosks have been decorated by social committees; cleaning/painting/repairs still pending

Board will continue the contract with the current Pet Waste Station company

Discussed need to reestablish Landscape Committee and request volunteers for committee

Met with Landscape Company to discuss areas needing attention and projects/improvements for next year.

Landscape Company researching intensive water bills at the monuments; leak was discovered at front monument and has been shut off.

Pine tree down at pond; will research estimates for removal.

Technology

Website and emails have been updated with current board members

Pool

Board voted to install new single pump system to replace the 3 pump system we have now. Cost around \$18,000. Should reduce the cost of repairs over time.

Board discussed the cost to paint/update chairs and loungers; purchase of new tables/umbrellas – will inventory equipment and provide estimates at the BOD meeting when available.

Miscellaneous

2022 Budget: all vendors have increased their costs for 2022 (the pool contract alone increased \$10K), so in order to cover costs and plan for unknowns, dues will increase by \$25 for 2022

Board looking for volunteers for the newly formed Maintenance/Violations Committee and the Landscape Committee; if interested, please email to Board at hoa@cedarfieldplantation.com

Next Meeting Date: December 8, 2021

- Want to join millions of other treasure hunters in the fun of Geocaching?
- Several caches are right here in the neighborhood.
- Download the app and find them all this summer.
- *For trade caches (larger ones that hold treasures), follow the rule, if you take something, leave something.

Geocaching App



Look for these on the Greenway!!



Lock your car!

Vehicles were rummaged through again in Cedarfield! Please **LOCK YOUR CAR DOORS** and **TURN ON OUTSIDE LIGHTS!** Let's keep Cedarfield Safe!

Thank you to all that came out
to help us make our community
look festive for the Holidays!!



MERRY CHRISTMAS

K F A M I L Y T R N K B J L H
 Y M U T J C O R B S X G O J H
 Y U P L R C A R O L S I Y I F
 Y C M R R E Q N W E E V E N N
 L H F E E P E H D N D I J G O
 S R B T D S C S S Y W N G L R
 Y I Q M T Y E R C M C G S E T
 U S T O C K I N G S J A E I H
 U T L I G H T S T G S D N W P
 L M F L I O V S M S N J S E O
 K A V F X B I Z G I I G D T L
 B S R E B Z S L E I G H X C E
 F K Y O L Q H R N S N O W R U
 X N L R J F Z C D N D E X X V
 H S T A R W S A N T A T L V M

BOW

CANDY CANE

CAROLS

CHRISTMAS

ELF

FAMILY

GIVING

JINGLE

JOY

LIGHTS

NORTH POLE

PRESENTS

REINDEER

SANTA

SLEIGH

SNOW

STAR

STOCKINGS

TREES

CEDARFIELD PLANTATION
Cedarfieldplantation.com

President, Brian Summers
President@cedarfieldplantation.com

VP, Pat Beare
vp@cedarfieldplantation.com

Treasurer, Julie Taylor
Treasurer@cedarfieldplantation.com

Secretary, Heather Bankert
secretary@cedarfieldplantation.com

Member-at-Large, Margaret Doherty
mal@cedarfieldplantation.com

Property Management,
Cedar Management Group (704)644-8808

CEDARFIELD II
Cedarfieldii.com

President, Jerry Goedert
president@cedarfieldii.com

VP, Doug Schulz
vp@cedarfieldii.com

Treasurer, Bob Creighton
treasurer@cedarfieldii.com

Secretary, Catherine Smith
secretary@cedarfieldii.com

Member-at-Large, Naomi Bourque
memberatlarge@cedarfieldii.com

Property Management
Hawthorne Management (704)377-0114

CEDARFIELD PARK
Cedarfieldpark.com

President, Cheryl Westlake
jimandcheryl@carolina.rr.com

Secretary, John Skotcher
N/A

Member-at-Large,
Position Open

Property Management
Hawthorne Management (704)377-0114

ADVERTISE IN THE CEDARFIELD SUN

The Cedarfield community has over 1,000 homes. The Cedarfield Sun newsletter is posted on the Facebook pages for Cedarfield 1 and 2 as well as all 3 community websites. The newsletter is also emailed directly to more than 700 homeowners! To advertise, email:

Cedarfieldsun@gmail.com



DISPLAY ADVERTISING RATES

\$20 per issue for 1/6 page vertical (2.5 x 4.75)

\$30 per issue for 1/4 page vertical (3.5 x 4.5)

\$60 per issue for 1/2 page (7.25 x 4.75)

\$120 per issue for full page (7.25 x 10)

ALL ADS MUST BE PAID FOR IN ADVANCE. *Ask about discounts

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