



Hello Cedarfield II (C2) new residents! Welcome to living in C2 for what we hope will be a great experience whether you are a property owner or a rental resident. What does C2 offer you as a community member? There are neighborhood events, the pool, the playground, the greenway, and lots of great people.

We're glad you're here and look forward to seeing you at neighborhood events, at the pool, or out for a stroll.

The information in this letter is a brief introduction to C2. The C2 Board (volunteers) and Hawthorne Management Group (the association business manager) work together to provide community information and services, including managing finances.

You'll find more detailed information on the Cedarfield II website (cedarfieldii.com) and through Hawthorne Management's portal (hawthornemgmt.com).



The best way to stay informed and connected to the HOA and Hawthorne is by setting up a Homeowner Login from the link on the Hawthorne home page (hawthornemgmt.com). Providing your email address, phone number, and mailing address are your key to being informed. This login goes to the CINC software used by Hawthorne for dues payment setup, account balance, requesting approval from the Architectural Control Committee and more.



Where do you easily find C2 information? Owners *and* renters – visit the C2 website for governing documents, forms, calendar, pool information, and HOA Board information about officers, committees, and meetings.



Please note – C2 Covenants, Conditions, Restrictions, By Laws, and Guidelines apply to everyone living in C2. Renters and owners are all responsible for maintaining property. Key upkeep items are:

- Mold on the exterior of the home
- Overgrown yards and untrimmed landscaping, especially weeds, including edges along sidewalks
- Debris on roofs and in gutters
- Leaves and pine needles covering driveways and sidewalks



How are dues handled? HOA dues – aka assessments – notifications are mailed. Dues can be paid in full or automatic payments can be set up. They are billed in 5 installments January through May. They can be spread out over 12 months (by request) to be fully paid by pool season start at the end of May. Annual dues must be up to date by the end of May to access your pool membership, which is included in HOA dues.



Note for homeowners - Want to make changes to the exterior of your property? Plan ahead and start with submitting an Architectural Request Form. You'll find it on the [C2 website in the Documents section](#) under Association Documents.



Included with this letter is a Community Resources list to help you as you settle in.



Have questions and can't find the information on the C2 website or Hawthorne portal? Contact:

- C2 HOA contact: president@cedarfieldii.com
- Hawthorne Management contact: clong@hawthornemgmt.com

Cedarfield II Area Resources

Cedarfield II (C2) – find more info on the website

- Pool Fob and Swim Team: <https://www.cedarfieldii.com/amenities/>
- Events: C2 website Calendar and Cedarfield Facebook Group
- Committees: Social, Pool, Landscape

Town of Huntersville

- Garage, Recycling, and Yard Waste <https://www.huntersville.org/2841/Garbage-Recycling-and-Yard-Waste>
- Parks & Recreation <https://www.huntersville.org/2600/Parks-Recreation>
- Police <https://www.huntersville.org/2603/Police>
- Fire <https://huntersvillefd.com/>

Utilities

- [Charlotte Water](#)
- [Energy United](#) (electricity)
- [Piedmont Natural Gas](#)
- [North Mecklenburg County Disposal and Recycling](#)

Charlotte Mecklenburg Schools

- [Torrence Creek](#) Elementary School
- [Bradley](#) Middle School
- [Hopewell](#) High School

Recreation/Youth Activities

- [North Meck Rec Center](#)
- [Huntersville Family Fitness and Aquatics](#)
- [Youth Athletics](#)
- [Girl Scouts](#)
- [Boy Scouts](#)