

Cedarfield Sun



Your Source for What's News in Your Neighborhood

JANUARY 2016

Issue 36



Why attend your HOA's Annual Board Meeting?

Although the annual board of directors meeting for Cedarfield's HOA's don't seem like a very exciting way to spend an evening, it's important for members of our community to attend. Here are some of the reasons you may want to consider being there:

- First, election of board members takes place for the new year. These people will essentially shape what the community looks like over the next twelve months. Surely you'd want to be there to have a voice in regard to the future of the HOA's leadership! It's best not to give anyone your proxy whom you do not know personally. Better to take a little time out of your schedule and go vote for yourself.
- They'll go over the 2015 Year in Review.
- Share the 2016 plans.
- Ever wonder what happens to your dues and how they are used and accounted for? There will be a financial review.
- Community volunteers will be acknowledged and recognized at this meeting.
- There is a Q & A period.

In short, this is a great opportunity to meet the board members, and become an active part of all that happens to keep Cedarfield such a desirable place to live. This seemingly simple fact has a huge impact on the value of your home. Join us!

Cedarfield II Annual meeting is January 11th at 7pm at Lake Forest Church.

Cedarfield Plantation Annual meeting is January 21st at 7pm at Lake Forest Church.

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Deadline for the next issue of the Cedarfield Sun is January 23rd

If you have an ad, or submission for the Sun please email it to

suneditor2013@gmail.com

EMAIL ME

If you have suggestions or comments, feel free to email me anytime:

suneditor2013@gmail.com

New Year's Recipes for Good Luck!

Hoppin' John

This Carolina Lowcountry dish pairs black-eyed peas with rice. The rice and beans are cooked slowly with bacon, fatback, or ham hock along with onion and salt. "Skippin' Jenny," as the leftovers are known the day after New Year's, shows one's frugality; eating it increases your chances of prosperity.

Ingredients

- 1 cup diced sweet onion
 - 2 tablespoons bacon drippings
 - 1 (8.5-oz.) package ready-to-serve jasmine rice
 - 2 cups cooked and drained black-eyed peas
- Salt and pepper to taste

Preparation

Sauté diced onion in bacon drippings in a large skillet over medium-high heat 5 minutes or until golden. Stir in rice and black-eyed peas; cook, stirring gently, 5 minutes or until thoroughly heated. Add salt and pepper to taste.



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Services offered or needed by our residents

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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 me at 704-957-6843. References Available

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

DO YOU WANT TO LEARN HOW TO PLAY THE PIANO, GUITAR, OR SING, RIGHT HERE IN CEDARFIELD? I can help! I have been teaching and performing professionally for more than 10 years. Whether you are a beginner looking to learn the basics, or wanting to take it to the next level, I will tailor your lessons to your skill and comfort level. Rates are \$20/ 30 mins, \$40/ hour. Group lessons also available, call for rates. Flexible schedule. Let me help you and let's have some fun! Call me (Patrick) at 207-615-4492.

First impressions count. Add curb appeal to your home with a freshly cut lawn courtesy of Russell Hale. Lawn mowing starting at \$28, lawn dethatching is \$145 for less than 1/2 of an acre, pressure washing starts at \$119 for any home in Cedarfield. Though prices vary according to the size of the job, free estimates can be provided prior to each service. 704-247-7281 or HuntersvilleRental@gmail.com

Baby Sitting—My name is Nikki Rowe and I am 26 years old. I am available for babysitting services for nights and weekends. I am certified in CPR and First Aid and have many years of babysitting experience. You can contact me by email: nrowe88@yahoo.com.

TAXES: Cedarfield resident with 25+ years of public tax/accounting background, is looking for a few new clients for Individual Tax Returns (Forms 1040, Schedules A/B, NC & SC, etc.). Also, will prepare small business Returns (Schedule C, Form 1120S, etc.). Bookkeeping with Quick-Books software. Prepare and file Returns using Drake Software. Please contact Steve at: tabssdg@gmail.com or 704-875-0668 for more information.

NEED A MATH TUTOR? I'm a math teacher, with 10 years experience. I teach at Mooresville High School and live in Cedarfield. I'm looking to start tutoring Monday and Thursday evenings. I am willing to tutor middle school math, Math 1, Math 2, Math 3, Algebra 2, AFM, and Discrete Math. For more information or if you have questions, please email me at amy.ward3511@gmail.com or call 919-805-1391.

PET SITTER Do you want a responsible adult to care for your animals while you're away or during the holidays? I am a 24 year old student at UNC Charlotte with lots of experience with working with animals at home and at Meadows Bed and Buscuit boarding facility. I will pet sit for \$15 a visit, as well as collect mail, water plants, and take out any trash. I can be contacted at (704)-609-6997 or tmialik@yahoo.com.

31 GIFTS are trendy and affordable purses, totes, bags, accessories & more to help you or a loved one organize your life in style! Book a home party or catalog party and earn incredible hostess rewards! (free

product, 1/2 price items and hostess exclusives). Contact Ingrid or Heather Wilson at ingwilson@aol.com or 704-957-6843. Call us and we can drop by a catalog and let you know what the monthly special is. Individual orders can be placed online at mythirtyone.com/ingridandheather.

Home childcare; loving educational environment with ages infant - 12 years; homework help/preschool curriculum with reasonable rates; plenty of references; contact Debbie 704-517-1481 dehart@bellsouth.net for an appt.

New Wildtree Representative in Town!! Visit my website and discover all the healthy, natural, & organic options you have for you and your family. Recipes are so easy to make! Go to www.mywildtree.com/hokiedeb or call Deb at 704-517-1481

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

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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, babysit 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

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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 minute sessions. Please call for further information: (561) 386-4157 or whisperbell@yahoo.com. I am a resident of C2.

Cedarfield I HOA Board Meeting Minutes— December 15, 2015 DRAFT

Attending: Kirk Deverick – President, Bill Sarantis – VP, Gigi Glass – Treasurer, Julie Taylor, Member-At-Large.
The meeting was called to order at 7:03pm in the pool area. Approximately 50 people were present.

Announcements:

Jennifer Wolf: Luminaries are available for those who pre-ordered (\$8/doz). Next event will be Easter.

Sgt Gary Crist of HPD: HPD is available when needed, but is not available to “baby sit” adults bickering; there are more serious uses of HPD time.

Rob Woodruff - ACE (Architect/Contractor/Engineer) Status: Pool House Repair

Architect completed the drawings @ the print level.

Prequalification for general contractors is done.

6 Lic. General Contractors were invited.

3 (of the original 3) chose not to bid (“No Thanks”).

2 did not respond

1 is working with us.

We entered into an agreement for \$2500 for pre-construction; using the Contractors account.

Contractor is actively seeking sub-Contractors (plumbing, electrical, etc.)

Currently, the cost for the building estimate is greater than the \$65,000 of the preliminary bid, but we are attempting to cut as much as possible to keep costs down. There is not a lot to cut. We could be in the area of ~\$80-\$85K+. Cost is obviously a high priority.

The longer we wait, the more costly construction will be because while material costs have gone down, labor costs are sky-rocketing..

We did have some “required” code scope creep (e.g. egress area with gate, update water cooler, new toilet, add bars, 1 indoor shower, lift in pool, adding vents to pump room, etc.).

Pool House Repair Q&A

This IS a Commercial Bldg and subject to Commercial Building standards and regulations.

Our construction level requires compliance with the American Disabilities Act.

Q: How extreme is the mold? A: The demolition will remove the remaining mold problem – it will be discarded. F&R will review the facility before the certificate of occupancy is obtained.

Q: What was the high bid in the original bids? A: \$90K

Q: Can we see a break down of the list of actual work being done. A: (Rob provided a verbal list – See Addendum).

Q: How confident are you the work will be completed by May 2016 for pool season? A: We have given a mid-March deadline to contractor. This gives us some room for the inevitable delays and still meet the pool season opening schedule.

Q: When will construction begin? A: We expect sub-contractor bids and the negotiation process to begin by end of year/early January. We expect to start construction mid-to-end January 2016.

Q: Do we have enough funds to pay for the construction. A: The bulk of the costs will be incurred in 2016, January-April. At that point we should also be receiving annual dues, though annual dues can be paid through May. We will have to pay close attention to the final projected costs, maintaining a reasonable reserve position, accounting for budgeted expenses and income to determine how to pay for the construction (e.g. reserves alone, reserve plus special assessment, etc.)

Julie Taylor: Financial Review

At this time, we have not received the November 30, 2015 Financial Statement from Hawthorne Management Co., promised mid-December. We have received a list of expenses – transaction details (AP Voucher Details).

At month-end October 31, 2015, Hawthorne General Ledger Statement reported:

Cash – Checking Account \$62,916.47

Cash – Reserves \$37,347.52

TOTAL CASH \$100,263.99

Per the transaction details for November 30,2015, we spent:

Expenses – Building & Grounds \$5,567.76

Expenses – Administrative \$3,381.91

TOTAL EXPENSES \$8,949.67

Continued on Page 10

**CEDARFIELD PARK HOA MEETING
DECEMBER 2015**

Present: Phil Hoffman, Cheryl Westlake, Sandy Thiry, Steve Young
Absent: Tom Anderson

November minutes approved.

Budget:

After reviewing the proposed budget for 2016, the Board felt it necessary to reduce the amount of three budget line items in order to avoid an assessment increase to our residents and also maintain the increase in provisions to our reserves for the coming year. This finalized budget was forwarded to Hawthorne Management for distribution to our residents.

Good and Welfare:

A combined Holiday party was held on December 12th – 2Pm – C2 Pool area with a guest appearance from Santa.

The entranceway was decorated for the season.

We would like to wish Elaine and Nick Senuta all the best as they prepare to move from our community back to Pennsylvania. We appreciate all you have done over years for our association. You will certainly be missed.

Welcome to our newest residents on Torrence Crossing Drive, the Hughes family from New York.

New Business:

None.

Officers Reports:

None.

The Board would like to wish all our residents a safe, healthy and happy Holiday season and New Year.

Next schedule meeting – Jan. 20th

A graphic featuring a spotlight on the left side, casting a beam of light across the page. The background is black, and the light creates a gradient from white to black.

Spotlight on a Cedarfield Services Provider:

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 me at 704-957-6843. References Available

YOUNG ENTREPRENEURS “Give a kid who’s willing to work a chance!”

BABYSITTING: Responsible and reliable 16 year old in 10th grade at SouthLake Christian Academy. Available on short notice, fun and entertaining! Experienced with newborns to children 9 years of age. I currently work in nurseries and am very comfortable with infants and toddlers. Please call Heather Wilson at [704-956-5293](tel:704-956-5293) :-) Negotiable prices. References Available.

PET SITTING- Responsible and dependable 16 year old attending Southlake Christian Academy. I have a lot of experience with all types of animals and am available on short notice. Please Call Heather Wilson at [704-956-5293](tel:704-956-5293)

Babysitter/Pet sitter: I am a responsible 17 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)

Babysitter/Pet sitter: I am a responsible, trustworthy and reliable 16 yr old girl who absolutely loves kids of all ages & I am a Red Cross certified babysitter. I am a Junior at Community School of Davidson and I will make sure there is no mess when you get home and that I have done everything you asked before you left. I also pet sit, including walks, feeding, playtime, and any other thing your pet might need while you are gone. You can contact me, Casey cccyoung@carolina.rr.com or [\(704\) 875-6063](tel:704-875-6063).

Yard work / pet sitting: Responsible 16 year old Boy Scout, student at Lake Norman Charter, volunteer at Carolina Raptor Center, owner of a dog, lizard and 2 birds, would like to earn money doing yard work or pet sitting. Loves and is great with all animals. References available. Call Nik [704-875-6022](tel:704-875-6022).

Pet Sitter : I am a responsible and dependable 15 year old who absolutely loves animals. I attend Pine Lake and I am in the 9th grade. I have experience pet sitting, and I would be willing to take care of all types of animals. I am available on short notice. Please call Claire Joyce at [704-912-2728](tel:704-912-2728).

Car Detailing: I am an experienced auto detailer here in the neighborhood. After 5 years of researching and learning the best of the best car detailing techniques, I started my own business to help pay for upcoming college: Mobile Deluxe Detail. I can sanitize and drastically improve the look and smell of your vehicle. I use professional steam equipment to kill odors and bacteria. I am mobile and can come to your home or work. If preferred, I can pick your vehicle up and drop off when complete as well. Whether you are looking to sell a vehicle (Clean vehicles sell for more!) or just make your car feel clean and new again, give me a call!

Gift Certificates also available! Call or text me at [704-915-8076](tel:704-915-8076) to set up a detailing appointment. Alec Castillo

Got Leaves? I am looking for leaf blowing jobs this fall to help save for college. I use my father's professional leaf blowing equipment. I can haul them away if needed too. Also able to haul junk away as well. One time estimates or weekly and as needed. Call for an estimate. John Castillo [704-718-0471](tel:704-718-0471)

Gone are the good 'ol days of paper routes; teens need to be creative in learning basic job skills, such as punctuality, appropriate dress, fair pay for quality work, respect and follow-thru. Won't you give a teen a chance?



Did you know there is a curfew in Huntersville?

For children ages 12 and under it is 10pm—6am

For children 13, 14 & 15yrs it is 11pm—6am.

Please ensure your kids are inside by the assigned curfew.



Positions available in our community!

C1— Board Positions are available. At least 4 positions will be available and possibly all 5. Please consider running!

C2— President and Treasurer positions are available. Please considering running for a position!!!



KEEP CALM

I'm on vacation

I'll be back soon

Residents, here is a reminder that the Huntersville Police Department provides free security checks on your home when you are away on vacation. Go to www.huntersville.org or follow this link:

<http://www.huntersville.org/Departments/Police/FormsandApplications/SecurityCheck.aspx>

Complete the form and have some peace of mind while you enjoy your time away!



When was the last time you saw a dog do this?

Please pick up after your dog! We're starting to see a lot of dog waste left along the sidewalks and on the green way. Be considerate of others and clean up after your dog!



Visit website

Cedarfield II has a NEW and improved website:

www.cedarfieldii.com

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January 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11 C2 Annual Mtg @ LFC 7pm	12	13	14	15	16
17	18	19	20 C-Park BOD Mtg 7pm	21 C1 Annual Mtg @ LFC 7pm	22	23
24	25	26	27	28	29	30 Sun Deadline!
31						



HAPPY NEW YEAR

Wordsearch



Search for the words going up, down, left and right.

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

CELEBRATION
FIREWORKS
JANUARY
PARTY

COUNTDOWN
GATHERING
MIDNIGHT
RESOLUTION

EXTRAVAGANZA
INVITATION
NOISEMAKER
TRADITION



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C1 Pool Update

Hello Neighbors,

For those who attended the board meeting on December 15th, you may recall during the update on the Pool House renovation, I stated we were expecting the General Contractor's bid by the end of the week. Out of the likely four to six trades for this project, the Contractor has been unable to reach agreement with only two of the trades. The Contractor is aware of the \$65,000 target price so he has insisted his subcontractors give an exact cost for the material and associated labor indicated on the plans prepared by our Architect. This is an encouraging approach as this upfront effort is for our benefit as well as theirs. In my discussions with the Contractor, I am still confident that C1 has the money to get this project done while maintaining adequate financial reserve...but depleting available funds with unforeseen expenditures like Attorney invoice payments will have an impact.

Now with the Holidays upon us, the receipt of a comprehensive bid has been pushed back to January 15th. The Architect and I will then represent C1 in negotiating an agreement with the Contractor to reach a fair and favorable price to get the project completed on-time. We will follow up with a link to the bid on the C1 website. In the meantime, the Board will be posting a link to the technical drawings that can be accessed by anyone.

Please be aware that scheduling setbacks are common with this type of project. That's why we plan for contingencies. The bottom line: we are on schedule for our Pool House and Pool to open prior to our annually scheduled opening day!

Thank you all for the support and assistance on this matter as we improve our neighborhood. Merry Christmas and Happy Holidays C1!

Rob Woodruff, AIA, CDT
Cedarfield One

**Cedarfield Plantation (C1) Annual Meeting is scheduled for
January 21st , 7pm
Lake Forest Church, in the QUAD**

**Cedarfield 2 Annual Meeting is scheduled for
January 11th, 7pm
Lake Forest Church, in The BOX**

Signs Your Dog Is Cold!

Knowing when your dog is cold is key to keeping them comfy and healthy in the winter months. Here are four signs your dog is cold:

- **Hunched and Bunched** Like us, when dogs are trying to conserve body heat they scrunch up their bodies. They pull their head down, their tail under and they arch their backs. "Miserable" is the caption. Get them inside where it is warm immediately!
- **Shaking** Like us, dogs tremble and shiver in an effort to get warmer. Some small dogs tremble when nervous as well, so know your dog. But if your dog doesn't normally shake and he is shaking and it's cold? Assume he IS cold. When in doubt, assume he is cold.
- **Lifting One Paw Then Another** Cold dogs stand on three feet then shift to lift another paw off the ground. This can also be a sign that salt is stinging their feet. Either way, they are uncomfortable.
- **Doesn't Stretch** Because they are trying to conserve body heat, they don't stretch when they get up sleeping or come out of a dog hou

It is 100% up to us to keep our dogs safe and comfortable year round. If your dog must stay outside in cold weather then get them an insulated dog house that is up to the task! Do not rely on dog coats or sweaters for outside dogs as they can slip off or get wet.



Questions? Concerns? Requests? Who to Contact in Cedarfield!

Cedarfield Plantation

Kirk Deverick, Pres. cedarfieldhoaboard@gmail.com
 Bill Sarantis, VP
 Gigi Glass, Treasurer glass.gigi@gmail.com
 Julie Taylor, member-at-large julietaylor9409@gmail.com

Hawthorne Management,
 Property Management Company 704/377-0114

C-I Website www.cedarfieldplantation1.com

Cedarfield II

Michael Rumble, VP Michaelrumble@carolina.rr.com
 Suzanne Russell, Secretary sjrussell@mindspring.com
 Joanne Wheeler, Member-at-large T.J.Wheeler@att.net
 Jennifer Wolfe, Committee Member prnwolfe2@gmail.com

Hawthorne Management,
 Property Management Company 704/377-0114

CII Website www.cedarfieldii.org

Cedarfield Park

Phil Hoffman, President hoffer812@carolina.rr.com
 Sandy Thiry, Secretary jeanbean@carolina.rr.com
 Tom Anderson, Member@Lrg labradorleasing@aol.com
 Steve Young, Treasurer steveswyoung@yahoo.com
 Cheryl Westlake V.P. jimandcheryl@carolina.rr.com

Hawthorne Management,
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Website www.cedarfieldpark.com

To advertise contact catherine @
suneditor2013@gmail.com



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