

Cedarfield Sun

Your Source for What's News in Your Neighborhood



JANUARY 2018

Issue 60



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 reason's you may want to consider being there:

- First, if there are board openings, the 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!
- They'll go over the 2017 Year in Review.
- Share the 2018 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 8th at 7pm at Lake Forest Church.

Cedarfield Plantation Annual meeting is January 17th 6:30pm at Lake Forest Church.

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Deadline for the next issue of the Cedarfield Sun is January 24th.

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

2017 Cedarfield Market Stats

Contact
 Ryan & Jess
 for more info!   704-361-7800 
 info@soldbyteamwilson.com

- Quick Facts:
- 73 homes sold in 2017
 - Average days on the market-20
 - Average list price-\$259,644
 - Average sales price-\$255,988
 - Lowest Sales Price- \$194,900
 - Highest Sales Price- \$324,750
 - Average price per sq foot overall is \$114.86
 - Sales price averaged 99% of list price

Breakdown by
 Square Footage



Sq. Footage	# of Sales	Average Days on Market	Average Sales Price	2017 Average Price/Sq. ft.	2016 Average Price/Sq. ft.
1450-1750	10	22	\$211,850	\$136	\$122
1850-2000	11	21	\$231,995	\$120	\$116
2001-2300	12	10	\$258,258	\$121	\$113
2301-2500	11	8	\$265,764	\$111	\$101
2501-2800	17	35	\$276,494	\$105	\$101
2801-3000	5	15	\$285,600	\$100	\$94
3001+	4	91	\$276,494	\$90	\$89

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Spotlight on a Cedarfield Services Provider:

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407-924-1695/www.holly2.juiceplus.com

Services offered or needed by our residents

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. 13 years experience - by appt only. Ariana @704-502-8846 or ari.raine@yahoo.com.

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

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!

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 Computer Software. Please contact Steve at: sdgfeld1947@gmail.com or 704-875-0668 for more information.

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 pet(s).

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.

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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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 rates; plenty of references; contact Debbie 704-517-1481 debdehart@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

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 lsswift1@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 minute sessions. Please call for further information: (561) 386-4157 or whisperbell@yahoo.com. I am a resident of C2.

LuLaRoe: Life is too short to wear boring clothes, and why should you when you have a LuLaRoe Boutique right here in your neighborhood! Never Heard of LuLaRoe? I would love to introduce you to the buttery softness of LulaRoe Clothing. Already a Lula Lover? Stop by and shop, I would love to meet you! Or join my online group where you can shop 24 hours a day 7 days a week. Email: lularoebrandibrown@yahoo.com

Group Link: <https://www.facebook.com/groups/lularoebrandibrown/>

Need a Professional/Executive Resume, Cover Letter, LinkedIn Profile? AWAI 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 customized 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: 704.817.9050 Email: info@remingtondixon.com Website: www.remingtondixon.com

School is back in session! Looking for a tutor for your Kindergarten through 5th grade student? Look no further! I have nearly two decades of elementary education experience under my belt as a former 3rd-5th grade teacher and K-5 principal turned stay-at-home mom and doctoral student conveniently located on Twin Trail Drive. I have experience with all subjects and grade levels K-5 and would be more than happy to provide homework assistance or craft lessons that support your child's individual learning needs. Please contact Beth Keller at (704)517-4234 or jtandbethkeller@gmail.com.

Cedarfield Plantation's

Annual HOA Meeting
will be held on
January 17th at 6:30 pm.

We will meet at
Lake Forest Church
8519 Gilead Rd, Huntersville
in the Quad.

Please join us!

IT'S A SELLER'S MARKET!

How much is your home worth?

Contact me for a Free Evaluation (CMA)!



Janice M. Beltran
Broker/Realtor®
U.S. Army, Retired
janiceb.lakenormanrealty.com
janiceb@lakenormanrealty.com
Cell: 704-589-7117



YOUNG ENTREPRENEURS "Give a kid who's willing to work a chance!"

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)

Babysitting at your service!

I am a certified Red Cross babysitter and I am looking forward to taking good care of your child. I am available any night and weekend. I enjoy playing games with children and keeping them entertained until bedtime. Please text or call me. My number is 794-948-0017 and my name is Anna Rubel. I am a rising freshman at Lake Norman Charter.

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

LAWNCARE: My name is David Lockwood and I am 15 years old. I have lived in Cedarfield for 15 years. 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).

BABYSITTING My name is Cora Maer and I am 14 years old. I am CPR certified and available for babysitting and dog sitting 7 days a week. Please call me at [704-609-1284](tel:704-609-1284).

Babysitting/Pet Sitting: My name is Kaitlyn Russell and I am a rising 12th grader at CSD. I have lived in Cedarfield my entire life and I am a member of the Cedarfield Sharks swim team. I am available to baby sit or pet sit. You can reach me at [704-804-2888](tel:704-804-2888).

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?



**CEDARFIELD PARK HOA MEETING
December 2017**

Present: Phil Hoffman, Tom Anderson

Absent: Steve Young, Cheryl Westlake, Sandy Thiry

November Board minutes approved.

Architectural Request:

A New Oak Lane residents request for a utility shed was approved.

A Torrence Crossing residents request for a utility shed was approved.

Good and Welfare:

Entranceway was decorated for the Holidays with additional lights and bows purchased – cost \$54.00 dollars.

Violations:

Outstanding violations continue to be monitored.

Web Site:

Patty Stoy will be updating our Web site at the end of the year and will set up programs to reflect our upcoming events for 2018.

Officers Reports:

Tom reported that his inquiry into our HOA insurance policy's yearly cost did not produce any additional savings from our existing one.

New Business / President's Note:

I would like to thank all my Board members for their continued dedication and support this year. As always, we welcome any suggestions and comments from our residents in order to provide the best services and programs we can throughout the year.

We wish you all a safe, healthy and Happy New Year.

Meeting adjourned – 7:45PM

Next scheduled meeting – January 15th.

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Wayne Smith
Owner



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LEAF SEASON is HERE!

Residents are allowed 5 bags of yard debris during regular months and up to 10 bags during heavy leaf season (November 1 - January 15). Bags must be clear or transparent and no larger than 25 gallon. From January 15 through October 31st, Waste Connections will collect up to 5 bags. Residents may also use opaque bags as long as they are left open. Plastic bags are not allowed in the yard waste roll-out container.



Kimmy's Pet Sitting LLC

Kimberly Mays

Owner

"Quality Care While You're Away!"

12621 Aberdeen Park Drive

Huntersville NC 28078

(704)584-7904

herbiesps@bellsouth.net



CEDARFIELD PLANTATION HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES – REGULAR SESSION

Date: Tuesday, December 12, 2017

Location: Cedar Management Company, 9500 Statesville Rd, Charlotte, NC, 28269

Board Attendees: Devin Biery, Christy Cowan, Allan Kitchen (via phone), Daniel Spencer, and Zee Stracener

CMG Attendee: Tracey Griffin

Motion with second to ratify November 14, 2017 minutes; all in favor. Motion passed.

Welcome letter for new homeowners

Use form letter from Cedar Management. Add website address for ARC requests and other info (bylaws, CCR's, etc.)

Create a basic rules and regulations guidelines to send out. Zee will work on.

Finance Report

We still have multiple accounts that are past due.

Motion with second to approve 2018 Budget; all in favor. Motion passed.

Tracey will email us at the first of the year to find out what we want to move to reserves.

Committee Reports:

Architectural – No updates.

Landscaping

Playground Mulch – still waiting on quote from Krista with Superior.

Fallen tree at Oak Park and Stratton Farm – Krista says they will clean it up tomorrow.

Pool – No updates.

Social

There is a Christmas event on Saturday, December 16th from 5-8pm at the C2 pool.

Upcoming Meetings:

ANNUAL MEETING – Wednesday, January 17, 6:30pm, Lake Forest Church in The Quad.

There being no further business, a motion was made and there being no objections, the meeting was therefore adjourned.

Respectfully submitted for approval by the Board,

Christy Cowan



CII HOA BOARD MEETING

December 13, 2017

In attendance: Debra Lemmon (President); Jerry Goedert (Vice President); Josh Dumas (Treasure & ARC Committee); Addy Barton (Member at large); Dagny Helms (Hawthorne Management); Jessica Shellenberger (Social Committee)

COMMITTEE REPORTS

- Pool Committee - Nothing to report
- ARC Committee - Two ARC requests submitted. Request for siding approved. Request for in-ground pool still being evaluated.
- Social Committee - Cedarfield Christmas Festival will be held at CII pool on Saturday, December 16 starting at 5:00 pm.
- Landscaping/Maintenance Committee
 - Hawthorn Management and board working on solutions to repair playground slides.
 - Addy Barton submitted a request to the city of Huntersville for additional street lights on Henderson Hill.

FINANCIAL REPORT

- The C2 financials remain on budget for 2017. A billing mistake for flower installations at a different neighborhood was corrected, and nearly all assessments were paid for the year. Assessment coupons will go out in December.

Meeting over at 8:30 p.m.



CII ANNUAL HOA MEETING

All CII homeowners are welcomed & encouraged to attend

Date: Monday, January 8th @ 7:00 p.m.

Location: Lake Forest Church
8519 Gilead Rd, Huntersville, NC 28078

Cedarfield II Community: Angel Oak Drive; Cedar Hollow Ln.; Doe Path Ln.; Fall Cross Ct.; Flanagan Ct.; Hawk Grove Ct.; Henderson Hill Rd.; Hollyhock Ln.; Hawks Ridge Rd.; Hope Springs Ct.; Locust Grove Ln.; Lyman Oak Ct.; Long Picket Ct.; Moonshadow Ln.; New Oak Ln.; Pickford Ct.; Pine Springs Ct.; Strattonville Ct.; Stratton Farm Rd.; Summerfield Ln.; Tatebrook Ln.; Windknob Ct.; Wild Lilac Ct.

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 from sleeping or come out of a dog house

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.

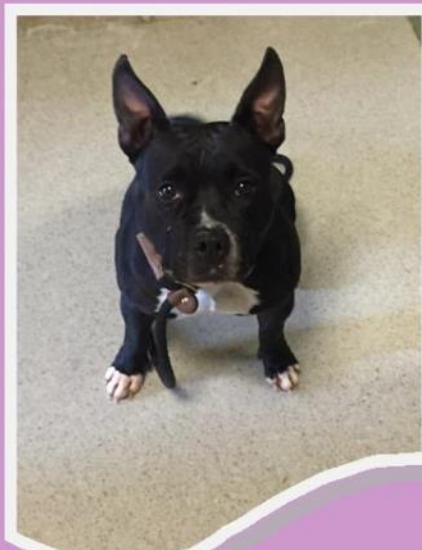


January 2018

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



Red is a friendly Lab/Pit mix who was picked up as a stray in Cornelius. He is a big boy who has a soft brown coat who loves to take walks. He would do well with a family who could give him regular exercise. He is fully vaccinated and is currently being treated for an inflammation in his left eye. Please stop by and meet him.



Petunia is a mostly black, female Pit Bull Terrier, who was recently picked up as a stray, in Cornelius. She has adorable big black ears and cute short legs. She knows some basic commands and is up to date on her shots. She's a little shy at first, but friendly once she gets to know you.

Mia is still waiting for her forever home! Could it be yours? She is a 4 year old Pit Bull Terrier mix, who was surrendered to the shelter, several months ago. She has a sweet disposition and loves to cuddle and have her tummy rubbed. She has already been spayed and is up to date on her shots. She has a short white coat with adorable brown spots around her eyes and brown ears. She is looking for a loving forever home. Please come meet her. She would make a great companion.



Please consider adopting in the New Year and giving an animal a forever family!
2018



Angel is a Male that is about 5 years old. He was turned in to our shelter when his owner could no longer keep him and could not find a friend to take him. he is VERY sweet and loving. He likes to be brushed and doesn't seem to mind being picked up. He seems to get along with the other pets at the shelter and could be a candidate for an addition to a family. He is VERY CHATTY!!! He definitely likes to talk! He would love to find a forever home! Please come by the Cornelius Animal Shelter for a visit with Angel! ! Bello is looking for a loving person or family

CORNELIUS ANIMAL SHELTER
704-237-3602
19110 Meridian St
Cornelius, NC 28031
cnodine@corneliuspd.org

Happy New Year!



AULD LANG SYNE
 BABY
 BALL
 BALLOONS
 CALENDAR
 CELEBRATION
 CHAMPAGNE
 CLOCK
 CONFETTI
 COUNTDOWN
 DANCING
 DECEMBER
 EVE

FATHER TIME
 FIRECRACKER
 FIRST
 FLUTE
 GAMES
 GOWN
 HAPPY
 HAT
 HOURGLASS
 INVITATION
 JANUARY
 KISS
 MIDNIGHT

MUSIC
 NOISE MAKER
 PARTY
 RESOLUTION
 SPARKLER
 STREAMER
 TIMES SQUARE
 TOAST
 TRADITION
 TUXEDO
 VOW
 YEAR

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Cedarfield Sun
c/o Hawthorne Management
PO Box 11906
Charlotte, NC 28220

WHO TO CONTACT IN CEDARFIELD

Questions? Comments? Concerns? Requests?

CEDARFIELD PLANTATION www.cedarfieldplantation1.com

President, Daniel Spencer
president@cedarfieldplantation1.com

Vice President, Zee Stracner
vp@cedarfieldplantation1.com

Treasure, Allan Kitchen
treasurer@cedarfieldplantation1.com

Secretary, Christy Cowan
secretary@cedarfieldplantation1.com

Member-At-Large, Devin Biery
mal@cedarfieldplantation1.com

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



CEDARFIELD II www.cedarfieldii.org

President, Debra Lemmon
president@cedarfieldii.com

Vice President, Jerry Goedert
vp@cedarfieldii.com

Treasurer, Josh Dumas
treasurer@cedarfieldii.com

Secretary, Ryan Wilson
secretary@cedarfieldii.com

Member-At-Large, Addy Barton
memberatlarge@cedarfieldii.com

Property Management, Hawthorne Management
(704) 377-0114

CEDARFIELD PARK www.cedarfieldpark.com

President, Phil Hoffman
hoffer812@carolina.rr.com

Vice President, Cheryl Westlake
jimandcheryl@carolina.rr.com

Treasure, Steve Young
steveswyoung@yahoo.com

Secretary, Sandy Thiry
jeanbean@carolina.rr.com

Member-At-Large, Tom Anderson
labradorleasing@aol.com

Property Management, Hawthorne Management
(704) 377-0114

ADVERTISE IN THE CEDARFIELD SUN

Contact Catherine at suneditor2013@gmail.com

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

Display Advertising Rate

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