



The Cedarfield Sun

Your source for what's *news* in your neighborhood

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Please contribute to our newsletter! Have a story idea? Have a point of interest?

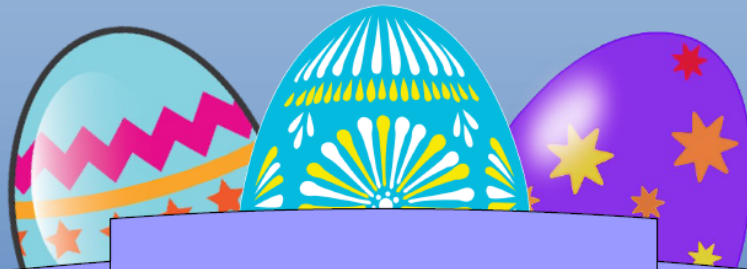
Email us at cedarfield-sun@gmail.com with any information or questions.

Our deadline is March 23rd

Lock your car!



Join the Easter celebration!



EGG HUNT

Easter Bunny - a Train - Bunny petting zoo - games and more! Fun for all ages!

4.04.20

Saturday 10am until NOON
at C1 Field @ main Stratton
Farm entrance at McCoy Rd.

For Kids 0-12yrs. Please bring your basket

To Participate bring 1 dozen FILLED eggs per child to drop off location **NO LATER** than Friday April 3rd. **NO CHOCOLATE PLEASE**

Drop off: C1—9321 Harlow Creek Rd. C2-8606 Stratton Farm

This is a C1 & C2 Combined Sponsored Event

To Volunteer email socialcommittee@Cedarfieldii.com

■ CEDARFIELD CLASSIFIEDS

LICENSED MASSAGE THERAPIST with home studio in Cedarfield offering deep tissue, relaxation, & custom combination massage. Also ashitsu, 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 704-618-2445** 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

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 rates; plenty of references; contact **Debbie 704-517-1481 debdehart@bellsouth.net** for an appt.

TUTORING 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.**

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**

BUSINESS SOLUTIONS PROVIDER Do you own a business? Hi! My name is Rachel Liste and I have just made a job change that is allowing me to connect with local business owners and nowhere better to connect than right here in Cedarfield! Looking to build my network and in turn help local businesses survive and thrive. Contact me today to consult regarding your payroll, point of sale, merchant processing and lending needs. Free 1-hour consultation for all Cedarfield residents. **Reach me at 704.453.7360 or rachel.liste@getbeyond.com**

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, 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**

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? 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 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**

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 alike. See samples at www.instagram.com/MelanieLechMultimedia/
Contact: Lechmc1@gmail.com or (704) 996-2341.

BABYSITTING AT YOUR SERVICE! I am a certified Red Cross babysitter and have experience with children of all ages including a niece who was born in May of 2018! I am available any night and weekend. My number is 704-948-0017 and my name is Anna Rubel. I am a senior at Lake Norman Charter.

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!



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A FREE INSPECTION!**



on Cedarfield Services:

Babysitting at your service!

I am a certified Red Cross babysitter and have experience with children of all ages including a niece who was born in May of 2018! I am available any night and weekend. My number is 704-948-0017 and my name is Anna Rubel. I am a senior at Lake Norman Charter.

Need Architectural approval?

Cedarfield Plantation

Cedarfield 2

Cedarfield Park

March 2020

	Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7	
8 Daylight Savings Begins!	9	10		11	12	13	14
15	16	17		18	19	20	21
22	23	24		25	26	27	28
29	30	31					



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

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)

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

LAWN CARE....My name is David Lockwood and I am 18 years old and have lived in Cedarfield for 18 years. I have a lawn care business. I have all the equipment. I can mow, edge, blow, etc. Free estimates! Great references! Great prices! Please call/text me at (704) 787-3532 or (704) 560-9500.

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 16 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 at your service! I am a certified Red Cross babysitter and have experience with children of all ages including a niece who was born in May of 2018! I am available any night and weekend. My number is 704-948-0017 and my name is Anna Rubel. I am a senior at Lake Norman Charter.



DON'T FORGET TO
SPRING FORWARD

**Saturday night March 7th
 before you go to bed!**

COMPLETE TREE SERVICE

Wayne Smith
 Owner



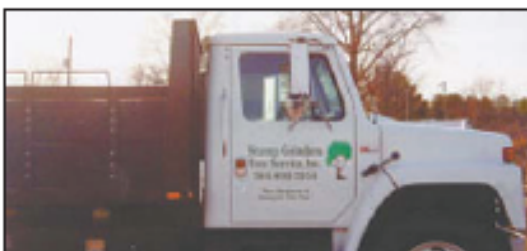
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Calendar of Events for Cedarfield 1 & 2

- April 4th—Easter Egg Hunt
- May 25th—Memorial Day Picnic (C2 only)
- June 6th—Adult Only Pool Party
- June 13th—End of School Party
- July 4th—Independence Day Picnic (C2 only)
- July 18th—Adult only swim party
- August 15th—Back 2 School party
- Sept 7th—Labor Day Picnic (C2 only)
- October 10th—Fall Fest (Trunk or Treat)
- December 12th—Winter Fest



**KEEP
CALM**

YOUR

SOCIAL COMMITTEE

IS AWESOME



HELP US MAKE CEDARFIELD II SPARKLE THIS SPRING

Here are some helpful tips for ensuring your home is in compliance with the Cedarfield II Association Rules & Regulations. Homeowners who are not in compliance with the Cedarfield II Association Rules & Regulations may receive violation notices from the Association that could result in fines if not corrected.

- Check for **MOLD** on your siding, gutters, and trim. There are several products in the market that don't require a pressure washing.
- If your **SHRUBS NEED PRUNING**, now is a good time to get them in shape.
- **PRUNE SHRUBS AND REMOVE WEEDS**, sticks and fall leaves from your landscape beds, and remove any piles of landscape debris or materials being stored on your property.
- When **CUTTING YOUR LAWN**, don't forget to edge and remove grass clippings from sidewalks, roads and driveways and weeds in driveway cracks.
- Inspect your **ROOF** for missing or damaged shingles.
- Assure your house trim, shutters and doors have a **FRESH COAT OF PAINT**.
- **PAINT MAILBOX POSTS AND BOXES** and if necessary, straighten any leaning mailbox posts.
- **BOAT AND TRAILER PARKING NOT PERMITTED IN CII**. The board understand the need to clean and service boats, campers and trailers occasionally. As such, the board will not take corrective action for 72 hours.
- When stored, **TRASH CANS SHOULD NOT BEEN SEEN** from the street. Trash cans must also be removed from the street once the trash has been collected.
- **PORTABLE BASKETBALL GOALS** must be kept in the driveway and not on the street.
- **WRITTEN APPROVAL** from the CII architectural review committee is required prior to making certain modifications to your property. Architectural request forms and further information are available on the Cedarfield II website (www.cedarfieldii.com).

THANKS FOR YOUR HELP!



HOA MEETING MINUTES

February 18, 2020

Call Meeting to Order at 7:00pm

In attendance: Jerry Goedert (President), Addy Barton (Vice President), Doug Schultz (Secretary), Dave Mullaly (Member at Large), Sue Patrick (Hawthorne Management), Sue Sink (Pool Committee), Eve Smith (Social Committee), 2 homeowners.

Motion with second to ratify the January minutes-all in favor, motion passed.

OFFICER REPORTS

Treasurer Report: Assessments collected in January were \$55,699, which is stronger than the collections in January 2019 of \$51,761. Unpaid assessments at January 2020 are \$7,812 compared to \$5,894 a year ago. The increase is most likely due to the problems with delayed delivery of statements and the change in payment processing to a new third-party company. At the end of January 2020 there were 46 houses that had not paid their assessment, compared to 42 houses one year ago.

Cash expenditures in January were \$13,603, which is a reduction of about \$2,000 from one year ago, and \$2,600 lower than December. Recurring expenses (Landscape, Electricity, Trash, Water, and Management Fees) were \$6,243 in January. Other expenses in January were:

- \$2,584 in Legal fees relating mainly to lien foreclosure actions on one significantly delinquent property (this amount is added to the accumulative balance to be collected when the house sells)
- \$2,895 for semi-annual payment of Insurance
- \$1,150 for Office Supplies and Postage relating to mailing of statements and notices about the annual meeting.

Please be aware that there is a new remittance address for mailing checks. Automated bill-pay accounts will need to be adjusted to reflect the new address.

President Report: Congrats again to the community for participating in the Annual meeting with a Quorum and after the board elected new officers: Jerry Pres., Addy VP., Doug Sec., Bob Treas., Dave., MAL., terms to run for Jan-2020 to Jan-2021.

- Have requested our tech (Tyler) to create an info update page on the website that would forward to Hawthorne so they would have that info for cascading necessary information to all homeowners.
- Signed an agreement for the installation of new (needed) cameras in around the pool area. Sign(s) will be posted.
- Would like to say "Thanks!!" to Jessica Shellenberger for all she had done Social Committee. Due to family obligations, she has resigned. And we would like to say, "Thanks & Welcome Aboard!!!" to Eve Smith as Social Committee Chair after a motion was made and the (entire) Board 2nd the motion.
- Looking at possibly added an area for a Gaga Pit near the pool house. More information forthcoming.

COMMITTEE REPORTS

- **LANDSCAPE/MAINTAINANCE:** Again, the river rock that was added to the corner of the parking lot due to the drainage issue and is still working great. The board is still deciding on pine fines vs pine straw, in natural areas by reviewing RIO in doing so; and needing to add an addendum in the contract if we do so.
- Board is currently looking into Resurfacing and Striping the Pool Parking Lot because of cracks and other damage before potholes develop.
- There were shrubs damaged at the pool area facing Stratton Farm Dr. with limbs cut within the center to form a "hiding place". An incident report was made to HPD and the area will be monitored.
- **ARC COMMITTEE:** No Requests in Jan. 1 Request in Feb waiting on Committee's approval.
- **SOCIAL COMMITTEE:** Once again, Thank you for all the volunteers last year! And to Dawn Durning who is willing to help wherever it is needed. We are looking for 2-3 people with one with young children to volunteer for their insight on what kids would like to do for fun for the year. Events should be populated on Social Event Calendar as of this email, and more will be added as dates and activities are confirmed.
- **POOL COMMITTEE:** GREAT NEWS!!! Not only have we reached out to companies to quote the leak in the baby pool, but we have hired one, and it has been REPAIRED!!! We are now currently reaching out for quotes to fix the concrete cracks around the pool patio. We have received some quotes and are determining which company to hire to do the job.

**Next Meeting March 17, 2020 @ 7:00 PM at Swim Club Management
9800 W Kinsey Ave #135 in the Huntersville Business Park**

**Welcome Eve Smith C2's newest
Social Committee Chair!**

Do you have young children and a little
extra time? Do you like planning
parties and events?

Please join Eve in creating fun
experiences for our neighborhood
families! If you are interested please
contact her at

socialcommittee@cedarfieldii.com



HOA Governance: All You Need to Know about Architectural Committees

The people telling homeowners they can't paint their home fire-engine red? The architectural committee. The ones who say owners can't add that third story to their home? Again, the architectural committee.

Angry homeowners across the country have made members of association architectural committees seem like ogres. But what exactly do architectural committees do? Do you even need one? Here's the skinny on architectural committees.

The architectural czar?

"Typically, an architectural committee's responsibility comes from the association's bylaws or CC&Rs," says Sharon Glenn Pratt, an attorney who advises homeowners associations and the principal at Pratt & Associates in Campbell, Calif. "Its members are responsible for maintaining the aesthetic and structural integrity of the association and enforcing the CC&Rs. They should be reviewing any applications for modifications, additions, or architectural changes in the community."

Why not just leave those decisions to homeowners? "The board has a fiduciary duty to do what's best for the whole association, not just one member who thinks his unit would be much more valuable if he made certain changes" explains Pratt. "What if those changes affect the rest of the association? You can't have people adding to their homes and possibly violating your CC&Rs without getting the association's approval."

Depending on the size of the association, the board itself may handle the duties of the architectural committee, or a separate group of members may operate as a committee. Typically, the committee reviews architectural issues in the community and makes recommendations to the board, which makes final decisions on those issues. But Pratt has also seen architectural committees that operate independently of the board.

"I've also seen situations in which there weren't enough people who wanted to be involved, so it was a committee of one," says Pratt. "The danger comes if you have a committee of one who's acting like the architectural czar."

Whether you have a separate committee or your board handles architectural and aesthetic issues, be sure to check whether your state has rules governing architectural and aesthetic review within associations. Whatever your state law, it invariably requires that you have a formal process for determining what changes need to be approved and a process for handling applications for changes.

Your committee also needs to base its decisions on solid reasoning, not arbitrary standards. "The committee has a duty to rely on experts," says Pratt. "You can't just have committee members saying, 'I don't like the looks of this, so it's not approved.'"

If possible, populate your committee with owners who have expertise in architectural and aesthetic issues. "It's very important to have people who know what they're doing making decisions on building changes, additions, and modifications," says Pratt. "But even if an association is made up of single-family homes, where the committee deals with purely aesthetic considerations, that's why people move into a common-interest development—so there are controls. It's important that you have an architectural committee that makes good decisions."



We're
Searching for
Volunteers

We need volunteers to
join our C1 Architectural
Committee. Can you
help?

Interested people can email Heather
at secretary@cedarfieldplantation.com.

CEDARFIELD PLANTATION
Cedarfieldplantation.com

President, Brian Summer
President@cedrfieldplantation.com

VP, Pat Beare
vp@cedarfieldplantation.com

Treasurer, Ben Barbour
Treasurer@cedarfieldplantation.com

Secretary, Heather Bankert
secretary@cedarfieldplantation.com

Member-at-Large, Steve Hilliard
mal@cedarfieldplantation.com

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

CEDARFIELD II
Cedarfieldii.com

President, Jerry Goedert
president@cedarfieldii.com

VP, Addy Barton
vp@cedarfieldii.com

Treasurer, Bob Creighton
treasurer@cedarfieldii.com

Secretary, Doug Schultz
secretary@cedarfieldii.com

Member-at-Large,
Position Open

Property Management
Hawthorne Management (704)377-0114

CEDARFIELD PARK
Cedarfieldpark.com

President, Cheryl Westlake
jimandcheryl@carolina.rr.com

VP, Mark Stoy
Stoym@carolina.rr.com

Treasurer, Steve Young
steveswyong@yahoo.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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