



The Cedarfield Sun

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2020 A YEAR IN REVIEW OF YOU C2 HOA

By The C2 HOA President

We started 2020 with the first quorum we have had in many years and were able to hold elections from the community. Several people were interested in the 2 open director positions and the members at the meeting voted 2 of them in. After the regular meeting the Board met and selected the officers for 2020.

During the first part of 2020 we created a new page on our website for residents to update their critical information for Hawthorne. After promoting the page several people submitted corrected information. This was done so that we can communicate more effectively with the community.

Your HOA board, after lots of discussion, voted to install cameras in the pool and parking lot area for better security. Activity around the pool and parking lot can be reviewed remotely and is recorded and stored for a period of time. On several occasions the cameras have proved to be very useful in stopping efforts of theft or vandalism.

We began a discussion in 2020 to determine what amenity could be placed in the area where the old playground was that would both increase the value of the community and meet Duke's restrictions about height and permanent structures. Because that area had been dedicated for use by children we wanted something that would continue that use. Community feedback and surveys seem most supportive of a GAGA BALL pit (enclosed dodge ball) in that area. The final decision will be made in 2021.

Your Board voted to resurface and stripe the parking lot to preserve it for many more years. This was paid for through cash reserves that had been built up over the years, so did not reduce operating income.

We created a "Welcome Committee" and appointed a chair person for it. The primary responsibility of this committee will be to welcome and inform new residents. The Chair will select members to this committee to act as street captains to meet and greet new residents with a welcome packet.

The Board voted, after lots of research and discussion, to replace all our Pine Straw in common areas with a Pine Mulch called "Pine Fines". This change will save us money over the years by not purchasing pine straw twice a year. The maintenance on this new ground cover is less intensive and should last 2-3 years before adding more ground cover. The ROI is a better value.

Continued on Page 8

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

Email us at cedarfieldsun@gmail.com

with any information or questions.

Our deadline is February 25th

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

Lock your car!



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.

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.raine@yahoo.com**

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 704-957-6t843. 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.

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!**

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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 deb-dehart@bellsouth.net** for an appt.

NEW WILDTREE REPRESENTATIVE IN TOWN! Visit my website and discover all the healthy, natural & organic options to have for you and your family. Recipes are so easy to make! **Go to www.mywildtree.com/hokiedeb or call Deb @ 704-517-1481**

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

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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.**

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Cedarfield Classified section?
Please let me know if you are still
running your business or offering
your services! [Click Here](#)**

February 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9 	10	11	12	13
14 <i>Happy Valentine's Day</i>	15 	16	17	18	19	20
21	22	23 	24	25  Sun Deadline	26	27
28						



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)

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 7th grader. I love children and pets. [Please text me at 704-956-5702 for availability.](tel:704-956-5702)

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).

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](tel:704-948-0017) and my name is Anna Rubel. I am a senior at Lake Norman Charter.

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 704-387-4595](mailto:Gia.Dipace@gmail.com) gia.dipace@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 and 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



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!

Cedarfield 2 is looking for someone to director our Social Committee and a few members to help!

- ◆ Do you like to plan events?
- ◆ Do you have creative ideas?
- ◆ Can you manage a budget?
- ◆ Like to make children smile and see adults having fun?

We WANT YOU!!

Please contact Jerry @ president@cedarfieldii.com



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Owner



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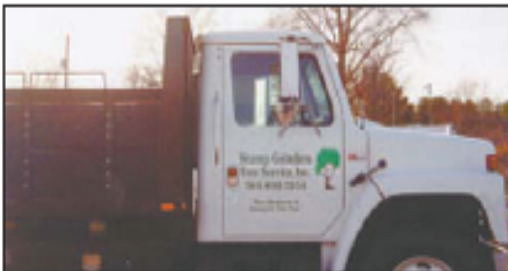
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HOA MEETING AGENDA Via Zoom

January 13, 2021

Call Meeting to Order at 7:01pm.

Roll Call: Board- Jerry Goedert, Dave Mullaly, Bob Creighton, Addy Barton, Doug Schultz. Hawthorne Management: Sue Patrick. Homeowners: Naomi Bourque (Pool Chair), Dan Lantz (Landscape Chair). Landscaper: James Phillips

Approval of December minutes – Approved

OFFICER REPORTS

Treasure Report: Total Cash on hand at December 31, 2020 was \$85,979, compared to \$59,754 one year ago and \$89,051 last month. Unrestricted cash at 12/31/2020 was \$37,061 compared to \$28,836 one year ago. The difference is cash held in reserve for specific items. Year to date cash expenditures through December 31 were \$163,705 compared to budget of \$169,400 and prior year of \$192,330. The full annual assessments have been paid by all homeowners except 2. Year to date expenditures have been \$57,174 for Landscaping, \$44,512 for Pool related items, \$23,059 for Administrative expenses and \$38,960 for all other, such as utilities, committee activities, legal fees, and insurance.

President Report: A homeowner contact the Board President stating they didn't want to pay their dues this year. The President is handling the situation. The Board Vice President (Addy) term is up as of this meeting (1st meeting of the year). On behalf of the Community the Board had thanked her for her many years of service at various positions on the Board, during that time. She will be missed. End of The Year Review was distributed to all homeowners prior to the New Year via "snail" mail to give a recap of all 2020 community sanctioned events.

UNFINISHED/OLD BUSINESS

Gaga Ball Pit: We want to purchase and put one in. We are looking into cost involved with preparation.

Christmas lights: Big THANKS to all that helped getting the lights down. There were some circuit issues that will need to be investigated, and some new lights purchased because of it for next year. A few sets need to be discarded, and new ones will be purchased in the October/November or Fall time frame.

Annual Meeting: is being postponed until April at the earliest. Coronavirus restriction will determine actual meeting month.

COMMITTEE REPORTS (SIMPLY UPDATES. NO VOTING)

LANDSCAPE/MAINTENANCE

- a. Update on Swing set maintenance: being repaired. James has asked and the Board approved for him to move forward on installing the pine mulch in the areas that didn't get it last year during the change over from pine straw.
- b. Contract approval: Has been approved and will be signed with James. Dan is working on a Landscaping Scope of Work (SOW) so that, this and future Boards, and vendors know what is expected of them under our contract.
- c. Drainage along McIlwaine: High spot needs to be lowered for better drainage to alleviate the standing water/flooding issue at and around the mailboxes. Looking at filling in the tire ruts with some type of fill-material (rock/sand/etc.) or investigate having the city do it. In either case, the landscaping vendor will create a quote get a total cost of the work needed.

WELCOME COMMITTEE: Welcomed 25 new homeowners in 2020 with potted plants and a copy of Cedarfield Sun Times. The Committee is looking at doing more of the same for 2021.

SOCIAL COMMITTEE: Currently looking for a new chair.

POOL COMMITTEE: 90-day action plan completed.

ARC COMMITTEE: 2 requests submitted

1 for a shed that was first rejected due to what the shed was made of. Once the material was changed to approved materials for a shed, it was approved.

1 for a backyard playset, it was approved.

c. Update on New Guidelines: Bob is still working finalizing the document with SOW by the annual meeting.

NEW BUSINESS

Chair for Social: Looking for a new Chair. Possible known candidates will be approached by the Board Treasurer. Anyone interested in the position may contact any Board member with name and contact information.

[Continued from Cover page](#)

We restarted the Landscaping Committee in 2020, and want to thank Dan Lantz for taking on the role of chairperson. This committee received several bids for services, and after some modifications recommended that we renew with Phillips Environmental for 2021. The board reviewed and approved this one-year contract.

Because of Covid-19 restrictions our 2020 pool season opening was delayed. There was lots of discussion about not even opening because of the virus. The board asked the Pool committee to present a plan to open with the State restrictions in mind for the Board to review. We determined their proposal was a good plan and workable to keep the community safe and voted to open the pool. Over all, the season went well even with the mandated restrictions. We also created a new web page to inform people of limitations at the pool during the pool season. We may use this page in the future for pool information.

In early 2019 as the pool was being prepared to open we received an extremely large water bill. It was the Board's opinion that this was due to neglect by Swim Club Management but we could not prove that. After several discussions with the CEO of SCM your president was able to obtain an agreement to reimburse us half of the prior excess water bill. The compromise was a satisfactory resolution to the issue.

We successfully navigated a major water line break in the pool house which damaged and shut down the Womens restroom and storage room for most of the season. Damages to the ceiling and walls were covered by our insurance, however we paid for the pipe repair. It was determined that the break was caused by too much pressure on the old lines so a regulator was also installed to help prevent another break caused by high pressure. We were able to use one restroom so that the pool could open.

2020 was the final year of our 3-year contract with SCM so in the fall we received bids from several companies. We were able to negotiate a new satisfactory contract with SCM that met most of our requirements and budget and renewed our contract with them.

Sue Sink has been the Chair of the Pool Committee and has worked tirelessly in that role. Her family is relocating out of the Huntersville area so we offer our thanks to her for a job well done. And thank you to Naomi Bourque who has stepped up to lead this committee.

Most of our social events were cancelled due to Covid-19. Those that we did put on were very successful, and we want to thank Eve Smith for her work to make these happen. She has stepped down from that role so in 2021 we will be looking for a new chairperson and new members for that committee.

The Board elected to offer our pool parking lot to a medical team to provide Covid-19 testing to the community and other neighborhoods in the area.

During 2020 our Architectural Committee took on the task to review our Guidelines. They determined that some of the guidelines established over the years did not follow the proper process and resulted in some requests being approved that may have otherwise been denied. One example of this is that the original Architectural Control Guidelines from 1989 require that fences at the edges of properties must have at least 50% open space between slats, whereas the attempted Guidelines update in 2005 reduced that open space to 30%. We are reviewing the documents now to conform to the 1989 documents, or to make recommendations for items to change. Changes to our documents require a community approval. The Committee expects to complete their review in the next few months and make recommendations about which items may need to be updated to keep with overall changes since the community was developed 30 years ago. Any changes to the original documents will be presented to the community for approval. The goal is to have this completed in 2021.

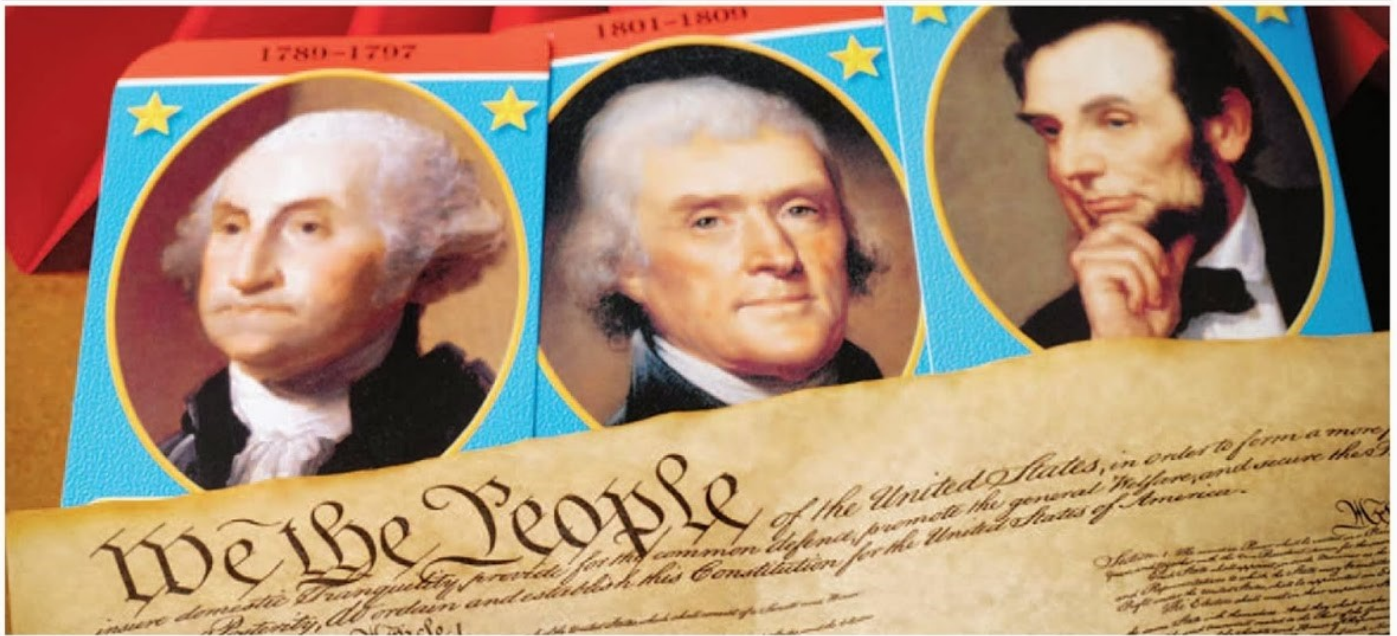
With the onset of the pandemic in 2020 and people being laid off there was a concern that our HOA financial position might be in jeopardy. Most of the board remained optimistic that our residents would continue to meet their obligations. We voted to waive late fees/fines and worked with several homeowners to make timely payments. I personally was impressed with how our community stepped up to meet their obligations. I am proud to say that your HOA ended 2020 fiscally sound.

Over all 2020 was a pretty good year for your HOA Board and the community even with the Covid-19 pandemic and it is my honor to be part of your HOA Board.

Jerry Goedert

C2 HOA President.

PRESIDENTS' DAY WORD SEARCH



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

See how many of these words you can find in the puzzle. The words can be forward, backward or diagonal.

- | | | | |
|---------------|--------------|-------------|-------------|
| 1. George | 5. President | 9. February | 13. Vote |
| 2. Washington | 6. United | 10. Leader | 14. Holiday |
| 3. Abe | 7. States | 11. Federal | 15. Country |
| 4. Lincoln | 8. America | 12. Elect | |



Attention Cedarfield Park Residents!

Volunteer Board Members are needed. Please be a part of keeping Cedarfield an amazing place to live! Contact any board member (*contact information is on the back page of this newsletter*) for specific information.

PLEASE SLOW DOWN ON OUR STREETS! THE SPEED LIMIT IS 25mph MAXIMUM.



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President@cedrfieldplantation.com

VP, Pat Beare
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Treasurer, Ben Barbour
Treasurer@cedarfieldplantation.com

Secretary, Heather Bankert
secretary@cedarfieldplantation.com

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

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CEDARFIELD II
Cedarfieldii.com

President, Jerry Goedert
president@cedarfieldii.com

VP, (Open position as of 1/31/21)
vp@cedarfieldii.com

Treasurer, Bob Creighton
treasurer@cedarfieldii.com

Secretary, Doug Schultz
secretary@cedarfieldii.com

Member-at-Large, Dave Mullally
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CEDARFIELD PARK
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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)

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