

WEDGEWOOD NORTH

YOUR HOME • OUR COMMUNITY



HOA • BEHIND THE SCENES

PRESIDENT COMMENTARY

It has been a pleasure working with people who have WWN’s best interest at heart. Your HOA board are volunteers who hold full-time employment, have various family obligations and who are connected to the broader community outside of WWN. If I may be brutally honest, the HOA gig is much like the sign sitting on my work desk about raising kids. It states, “Raising children is like being pecked to

death by chickens.” I say this lovingly and to bring a bit of humor to the critical nature of what we do. Our residents keep us hopping! It’s challenging yet rewarding. We aim to please yet be fair. There is always something requiring attention in which we strive to be timely. So far, we have an excellent list of accomplishments and a few remaining projects for 2017.

While we’ve accomplished a lot and quickly, who are we kidding? We’ve had some slips too. We aren’t perfect, and change brings pain before we see the gain. In hiring a new landscaping service, we encountered a few bumps and kinks while developing this new relationship. We appreciate your patience during this transition. Many lawn problems were uncovered including irrigation issues that delayed planting, and the doggy stations encountered a couple of mishaps too. We believe now all is under control.

WWN is not secluded therefore crime lurks. We are smack in the middle of the fastest growing area of Charlotte! We heard your call to beef up security. We did so with \$7000 of new security technology and reinstatement of the Community Patrol. However, the rate of patrol volunteerism hasn’t matched the amount of chatter from the masses. We need you! Check out the patrol section of the newsletter to learn how you can help.

The pool always brings challenges and this year is no different. We’ve worked very closely with our management company to fix issues as quickly as they come to our attention.

It takes a village to run an active community. We are so grateful to the numerous residents who stepped up in many ways! If you want to get involved, it is never too late. There are many upcoming social events, we will have volunteer opportunities around the holidays, and it’s never too soon to discuss the future, there will be two possibly three open board seats starting in 2018. We look forward to your participation!

ACCOMPLISHED

- Security cameras updated
- Community Watch program reinstated
- Park improvements
- Memorial bench installed
- Pool house improvements
- Irrigation system repaired
- Clubhouse deep cleaning
- Updated web page/more timely communication

UPCOMING

- Activate Welcome committee
- Clubhouse painting and furniture replacement
- Pool main entrance gate replacement
- Pool FOB system updates

Sincerely,

Amanda Hite, WWN HOA President

WHO ON EARTH MADE THESE RULES?

COVENANTS, POOL AND CLUBHOUSE RULES

That’s a great question and one you may be asking whether you are a new homeowner or you’ve been here forever. WWN has 3 sets of rules Homeowner Covenants, Pool Rules and Clubhouse Rules. Let’s take a brief look at them and why they are important.

DOCUMENT LOCATION:

Covenants – www.wedgwoodnorth.org

Pool Rules – Facebook File folder and website

Clubhouse Rules – website



COVENANTS:

Covenants, Conditions, and Restrictions (CCRs) are developed by planned subdivisions to maintain the attractiveness and value of the property.

Property owners agree to abide by the CCRs when purchasing a home within a community governed by CCRs and a Homeowners’ Association (HOA).

The developers, who began building WWN over 30 years ago, created our neighborhood CCRs. We have 393 homes and 19 separate covenants yep, you read it right, 19! The HOA board is responsible for interpreting and enforcing the covenants, a challenging task none the less, and Hawthorne Management helps us enforce them. The CCRs are governed by the NC Planned Community Act. Any permanent amendments require affirmative approvals from a minimum of 67% of the property owners.

When purchasing property here, you should receive covenant copies related to your property at closing. We are hearing from new residents this isn’t always the case. Obtaining copies can be done by contacting Hawthorne Management, or printing them from the WWN website.

Our management company makes monthly visits to ensure homeowners are abiding by the CCRs. Anyone out of compliance receives violation letters from Hawthorne Management.



POOL RULES:

Ugh, right? Rules schmules. The pool rules provide safety and offer protection for

WWN residents, their guests, all swimmers, lifeguards, the HOA and the pool management company. They are important and necessary.

Developed over 25 years ago upon the opening of the facility, the HOA board is now responsible for updates and amendments when necessary. The lifeguard staff and the HOA are responsible for enforcement, and all weather-related rules are dictated by our pool management company. After purchasing or renting a WWN home, you automatically agree to abide by the rules every time you enter the pool facility. Every year we encounter lack of enforcement by the guards as well as homeowners who chose to not follow some of the rules too.

With rules come consequences, choosing to ignore the rules can result in injury, property damage (at the violator’s expense) and pool expulsion yuck, yuck and yuck! Following the rules helps avoid unnecessary situations. The rules are in the Facebook page file folder and on our website. Them’s the rules people!



CLUBHOUSE RULES:

The clubhouse is a rental property much like renting a vacation home and therefore has its own set of rules. Developed 10

years ago during the clubhouse construction, the HOA is responsible for amendments and updates.

The Clubhouse Manager and HOA are responsible for enforcement. By signing a rental agreement, which includes the rules, the renter agrees they have read, understand and will follow the rules. Keeping the facility in working order for everyone to enjoy what it’s all about. The rules and rental agreement are located on the website.

COMMUNITY PATROL GUIDE

Community Patrol is a group of WWN resident volunteers who give their time to physically patrol the neighborhood during hours when most of us are sleeping. We currently have 15 volunteers, and we need 25-30 more! Here's the skinny on the situation:

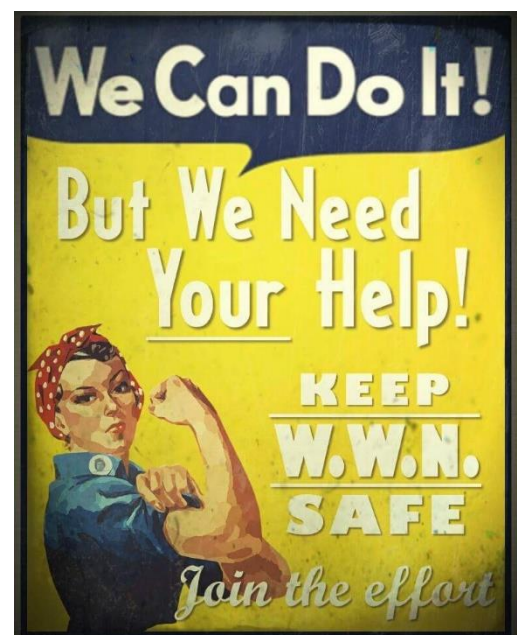
- Must have a car.
- Must be 21 or older.
- Need to be available to work one 2-hour shift per month.
- Shifts happen between 11 pm and 6 am, and vary within that timeframe.
- Two people work each shift. You don't work alone.
- We provide walkie talkies and a large car door community patrol magnet to use during your shift.
- You are **NOT** responsible for approaching any suspicious person, contact 911 and document what you witness.
- Men and women, who are comfortable being out at night, are welcome to participate.

Ideally, we would like enough volunteers, so each works only one two-hour shift every 2-3 months. We would also like to patrol more than one time per week, but it is only possible with more volunteers. Please consider further inquiry, by contacting Mike Merritt at cplmerritt@hotmail.com. **WWN NEEDS YOU!**

A LITTLE PATROL HISTORY...

Charlie Kiper, a beloved, long-standing and very active WWN resident who passed away last year, started our program about nine years ago. It took some time, but he eventually had 50 active volunteers, a thriving award-winning program and CMPD used us as a model for other communities looking to start similar programs! We were extremely successful, and our crime rate dropped further than any security camera ever did for us. It's proven to work!

CMPD would love to see us at full force again. Charlie would be so proud to know we have reinstated the program. If you have questions, concerns or want more information about this gratifying volunteer work, we can put you in contact with many participants. We would love to talk with you.



Art work by WWN resident, Michael Rogers

FRIENDS & NEIGHBORS



Liz Kiper and family



Santa Carriage Rides 2016

Neighborhood Hopewell Titan Baseball Players – (Left to Right) Ryan Riggs, Jason Wilson, Zach Bennett, John Gunthorpe, Vance Hite

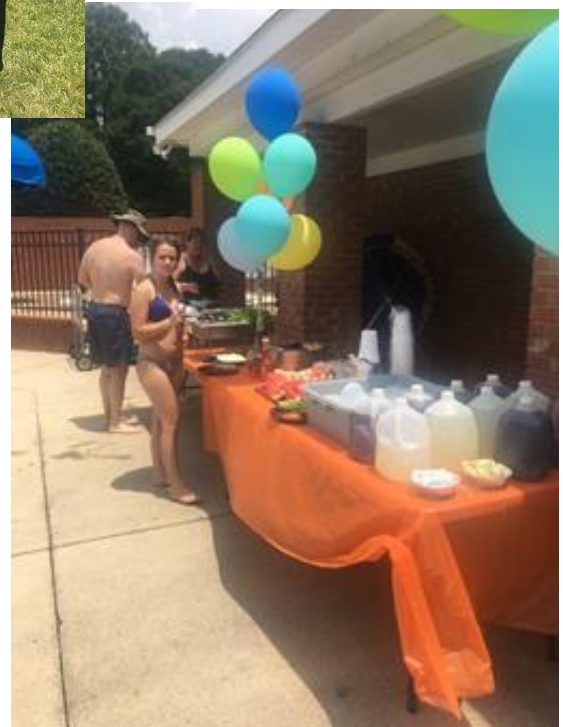


Charlie Kiper Memorial Bench Dedication

Grand Pool Re-Opening Party



Kentucky Derby Adult Clubhouse Social





2017 WWN
Piranhas
Swim Team



Park maintenance day – community volunteers

Thank you,
Easter Bunny!
WWN Resident
Sydney Swingle
– Annual Easter
Egg Hunt



Getting in the spirit!
Santa Carriage Rides
2016

FRIENDS & NEIGHBORS

COMMUNITY EVENTS AND IMPORTANT DATES

Invites and Details to follow on Facebook and Website

Date	Day	Time	Location	Event Summary
AUGUST				
8/1-8/31	Mondays & Wednesdays	7:00 PM	Clubhouse	OPEN EXERCISE
SEPTEMBER				
9/1-9/30	Mondays & Wednesdays	7:00 PM	Clubhouse	OPEN EXERCISE
9/16	Saturday	7:30 PM	Clubhouse	END OF SUMMER ADULT CLUBHOUSE SOCIAL BYOB, DJ and food provided
9/17	Sunday	6:00 PM	Pool	POOL CLOSES for the season
OCTOBER				
10/1-10/31	Mondays & Wednesdays	7:00 PM	Clubhouse	OPEN EXERCISE
10/1	Sunday	1:00 PM	Clubhouse	PANTHER GAME – Patriots host Panthers
10/31	Tuesday	5:45 PM	Clubhouse Patio	ANNUAL HALLOWEEN KICKOFF Parade & Pizza family event
NOVEMBER				
11/1-11/30	Mondays & Wednesdays	7:00 PM	Clubhouse	OPEN EXERCISE
DECEMBER				
12/1-12/30	Mondays & Wednesdays	7:00 PM	Clubhouse	OPEN EXERCISE
12/2	Saturday	9-11 AM	Pool Parking Lot	HOLIDAY ENTRANCE DECORATING Volunteers needed, Coffee and Donuts provided
12/16	Saturday	1-3 PM	Pool Parking Lot	ANNUAL SANTA CARRIAGE RIDE Family Event - hot chocolate and treats, photo ops

CONTACTS

HOA

Amanda Hite	President	704-340-3021	amandahite4wwn@gmail.com
Ryan Lazaroski	Vice President	704-400-9516	rlazaroski@century21.com
Lexi Christie	Treasure	980-505-2922	achristie@gmail.com
Clay Hefner	Secretary	828-320-4043	clayhefner@gmail.com
Duane Prior	Member at Large	980-226-6289	duaneprior@yahoo.com
Mary Spillman	Member at Large	704-907-7626	maryspillman@bellsouth.net
Dave Bisson	Member at Large	704-394-8722	drxbix@aol.com

Hawthorne Management

Dagney Helms	Property Manager	704-377-0114	dhelms@hawthornemgmt.com
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Welcome all new neighbors! You made a fantastic choice with WWN. We encourage you to join our private community Facebook page (Wedgewood North Community), and to bookmark the neighborhood website www.wedgewoodnorth.org. Any questions may be directed to Hawthorne Management or to any HOA board member. Below are neighbors who joined the community this year. Welcome everyone!

- | | |
|----------------------------|---------------------|
| Noel & Choli Aronson | Cypress Forest Dr. |
| Estelle & Steven Wilson | Cypress Forest Dr. |
| Audrey & James Newton | Etherton Ct |
| Steven Bullock | Golden Oak Ct. |
| Tina Logan | Golden Oak Ct. |
| Matthew & Nhi Phuog Nguyen | Londonshire Dr. |
| Virginia Flores | Londonshire Dr. |
| Joshua & Kristin Jones | Piccone Brook Ln. |
| Sheree Daye | Pickering Grove Ln. |
| Steven & Lisa Yanku | Red Cypress Ct. |
| Chester & Patricia Surgeon | Vermel Ct. |
| Phu & Hong Thi Tra | Whittel Pl. |

CHARMECK 311 – WORTH REPEATING 😊

311 serves as the customer contact center providing information and services for people living within Charlotte city limits and/or Mecklenburg County. You can use 311 for the following purposes:

Street lights Sidewalks Streets	All are Charlotte/Mecklenburg owned and require submitting a request through 311 for any issues or repairs.
Trash and Recycle Yard Waste Removal Bulky Item Removal	Our weekly solid and yard waste services are every Friday and recyclables every other Friday. Bulky item removal requires submitting a request. The 311 website has service/holiday adapted schedules and specifics for yard and bulky waste removal.
Animal Control	For pets on the loose, stray and or nuisance situations.
Code enforcement	For nuisance properties, basketball goals in the street, noisy neighbors, high grass-weeds, cars parked in yards, etc. The HOA works on covenant violations as well and involves code enforcement officers with more challenging situations.
Call Before You Dig	Have your property marked before doing any major digging.
Building Permits	Most house additions and some renovations to current structures require a city building permit.
Storm Water Drains	Street drains backed up, covered with debris, have sink holes developing around them or have questionable flooding issues should be reported to 311.



Elementary Reading and Writing

Anne McClintock
Licensed CMS Elementary School Teacher

Available for tutoring
Language Arts skills

Grades K-6

704-491-9787
annermcclintock@gmail.com

ADVERTISEMENTS & REMINDERS

WEDGEWOOD NORTH WORKOUT GROUP

Monday & Wednesday Nights
(Summer: Wednesdays are at the pool)
7:00-8:00 PM @ the Clubhouse
Bring: weights, mat and favorite workout DVDs.

Contact info: Melissa Cannito
melisscannito@hotmail.com or
704-578-0127



SAVE THE DATE

End of Summer Adult Social

Saturday, September 16th
7:30 -11:30 PM @ Clubhouse
DJ and Karaoke,
Appetizers provided, BYOB



COMMUNITY NEWS OPPORTUNITIES

Friends & Neighbors: Wish to share a milestone life event? We would love to publish your news in the quarterly newsletter.

Business Advertising: Advertise with us! Contact for pricing and size details. We also offer a free option of a simple business name, contact name and phone number.

Contact: Amanda Hite – amandahite4wnn@gmail.com