

The Withers Grove Homeowners Association  
Presents  
**The Grove Gazette**  
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**Withers Grove Annual Meeting**  
**Tuesday Oct 12th**

The annual Withers Grove Home Owners' Association meeting is scheduled for Tuesday, October 12th, 2010 at the Lakeview Church at 13925 Erwin Road. Registration begins at 6:30 p.m.. Pizza and snacks will be served. The meeting will begin promptly at 7:00 P.M Your attendance is strongly encouraged.

Included on the agenda is the election of members of the Board of Directors. If you are interested in seeking a position, please complete the information form included in the meeting packet mailed to your home and return it to Abbott Enterprises by Friday, October 1st, or contact Rachel Gold at (704) 527-2314 or [rgold@abbottexcellence.com](mailto:rgold@abbottexcellence.com).

**Homeowners unable to attend the annual meeting should sign and return the proxy which was included in the meeting packet and is inserted in this newsletter.**

All that is required is the signature and property address of the homeowner. The proxy will allow existing Board members to vote on your behalf. Without sufficient attendance or collection of proxies, the election will not be completed in a timely manner. Promptly drop the signed proxy in the newspaper slot at 11536 Withers Mill Dr or send with a neighbor who is attending the meeting.



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**Current WGHA Board Members:**

- **President**  
Susan Bailey  
704-504-1972  
Bailey-  
Susan@earthlink.net
- **Vice-President**  
Kevin Spitzmiller  
704-650-6479  
Kevin.spitzmiller@gmail.  
com
- **Secretary**  
Steve Chaffin  
704-504-5494  
schaf-  
fin1@carolina.rr.com
- **Treasurer**  
Kim Terrick  
704-904-7520
- **At-Large Member**  
Grady Peeler  
[www.withersgrove.org](http://www.withersgrove.org)



## Rehabilitate Lawn Now and Avoid Violations Later

As we head into the autumn season, it is time to begin thinking about Fall turf rehabilitation. The nature of grasses and plant life in general strips nutrients from the soil and over time breaks it down, which in turn leads to the deterioration of the grass. So in order to keep healthy grass, annual aeration and over seeding of Fescue turf (which is what most of us have) in the fall is recommended for best results. Before you aerate, you need to make sure your turf is adequately watered to help loosen the soil. And it will be important that you not mow your grass for 10 days to 2 weeks after aeration and over seeding to give the seed time to take.

After aeration and over seeding, it is important to apply fertilizer to help the grass grow. Fertilizer is food for grass and plants. Most soil becomes depleted of various nutrients over time, and it is necessary to apply fertilizer, which replenishes the nutrients into the soil as it breaks down. This should be applied sometime in mid to late October. You should anticipate using 15 lbs of fertilizer per 1,000 square feet of lawn. The best type of fertilizer for our soil is a 22-4-14 combination for fall (this same combination should be used again in December at a rate of 7.5 lbs per 1,000 square feet of lawn).

If you are having trouble getting the grass to grow, it may be necessary to test the PH levels in the soil. This is a relatively simple test to do (you can ask about it in the garden shop of most major home improvement stores), and if the PH levels are not adequate – between 6.0 and 7.0 is ideal for Fescue – it may be necessary to apply Lime to help bring the PH level back to normal. The requirements for a Lime application vary based on the PH level of the soil, so read the directions on the Lime carefully before applying.

By just understanding what your turf needs and providing it with the proper nutrients, you will be amazed at how green your lawn will grow!

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Unfortunately Withers Grove is not immune to foreclosed/abandoned properties. Please contact Abbott Management at 704-527-2314 if you learn of an abandoned property. The HOA can and does maintain the lawn of these properties, but we have to follow a process that requires giving 10 days notice of a hearing then an additional 5 days to correct the problem. We can not, by law, go onto a property unless we follow the due process. Only after this is done are we able to legally enter the property and bill the homeowner [or bank] for the maintenance. Help in identifying these abandoned properties will expedite the process of calling a hearing and thus keeping the property maintained .

**Lawn Guidelines: [www.withersgrove.org](http://www.withersgrove.org)**



## Safety and Security

The Safety and Security Committee has remained an active committee for a number of years thanks to the leadership of its chair, Alan Marfin.

You may have noticed Neighborhood Watch signs posted around the neighborhood. Alan lead the effort to install them as well as rehab the community board. Thanks Alan! As always, active block captains are needed to make the Neighborhood Watch program viable and successful. Contact Steve Chaffin at [schaffin1@carolina.rr.com](mailto:schaffin1@carolina.rr.com) or Alan at [amarfin@carolina.rr.com](mailto:amarfin@carolina.rr.com) if you can help in any way.

- As a reminder, if you see someone or something seeming suspicious or just doesn't look right, call 911. It the responsibility of each and every member of this community to look out for our neighbors.

## General Information and Reminders

- It is against county ordinance to park vehicles on lawns. Non-compliance may result in a fine from the county.
- Be considerate of your neighbors when parking vehicles in the street. Try to remember to not make it difficult for homeowners to access their driveway or back up safely.
- The posted speed limit is 25 mph in the community.
- Mow grass weekly in growing seasons.
- Treat for weeds in driveways, sidewalks, and lawns.
- Paint shutters to maintain a fresh appearance.
- Maintain mailboxes in good condition
- Contact Abbott with questions regarding violations or you account
- Homeowners may request a payment plan for HOA dues. Please contact Abbott with the request. Simi annual dues are \$100.00 and due each January and July.
- Clean up after your pets. There are waste stations located throughout the community.



### **Board of Directors Update**

The Withers Grove Home Owners Association has had a busy and productive 2010 thus far. As you may know, the Association has several committees and a Board of Directors. The five elected board members oversee the processes, establish and allocate the budget, and determine policies for such things as collections and violations. Abbott Management is our contracted management company which handles all formal communications as well as oversight of the HOA back office operations. Abbott Management can be reached at 704-527-2314.

The overall goal of the Board of Directors is to improve the value of the Withers Grove community, thereby making it a great place to live. We, the board, have a responsibility to you, the members of the Withers Grove Homeowners Association to perform our missions with your best interests in mind. Homeowners are welcome to attend the open session of the monthly board meetings. Please contact any Board member should you like to attend or if you have an issue you would like addressed. Contact information can be found on [www.withersgrove.org](http://www.withersgrove.org) or on page one of this newsletter.

Assisting the board with the operations and maintenance are the association dues. The dues that you, the homeowner are responsible for are 2 payments, one in January and the other June, of \$100 each payment for each property.

The dues assist the community in supporting many activities. This list is just a small part of what we the members and BOD of WGHOA have accomplished this year because of those dues:

- *New Design Guidelines*
- *Continued enforcement of the CC&Rs*
- *Community Cookout*
- *Walking Trail Cleanup*
- *Easter Egg Hunt*
- *Ice Cream Social*
- *No increase in HOA dues*
- *Redesign and landscaping of the community entrance on Planters Watch Drive*
- *Border Fence upgrade on Winget Road*
- *Walking trail bench replacement (due to vandalism) \$200*
- *Maintenance of 3 neighborhood properties due to abandonment*
- *Annual meeting expenses*

Thank you for all your help this year on all of the community activities. We look forward to seeing you at the annual meeting. Pizza, soft drinks and snacks will be provided.